



Hamilton Center  
1401 Brentwood Parkway NE  
Washington, DC

Comprehensive Facility Condition Assessment  
And Space Utilization Study  
DCAM-12-NC-0158

May 13, 2013

**Submitted to:**

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## Hamilton Center

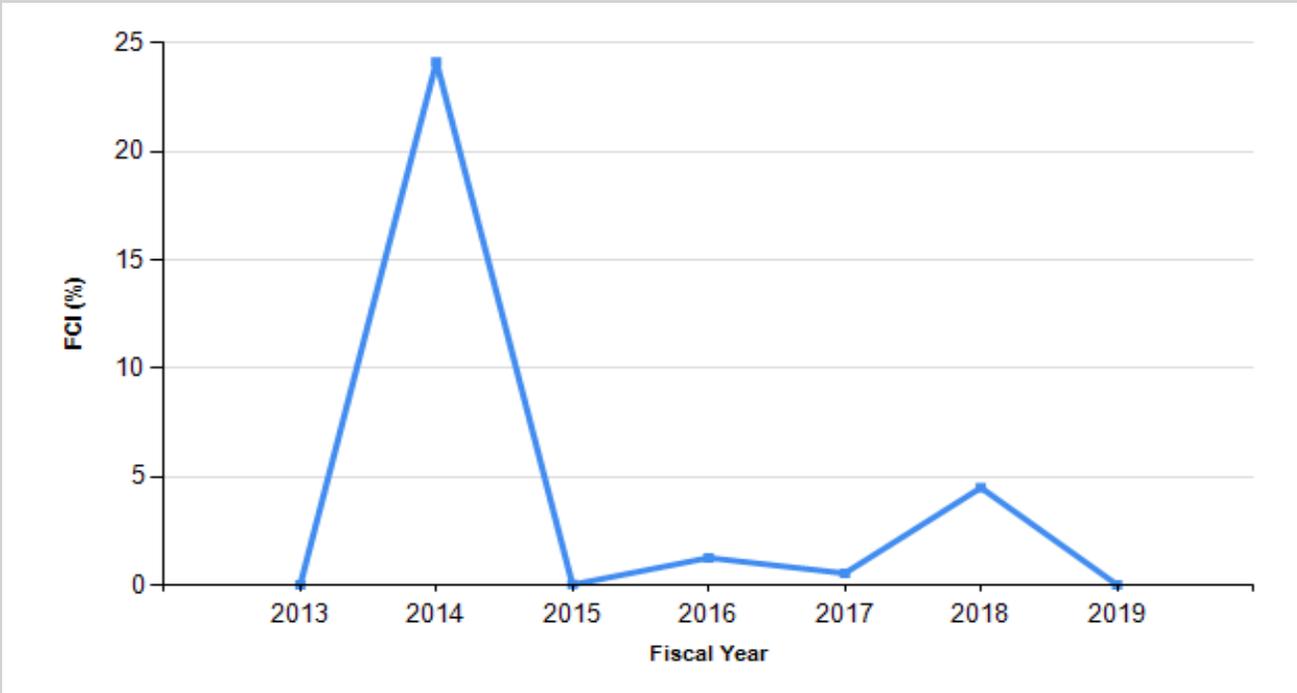
**Date Assessed: 4/15/2013**

**Assessed By: EMG: Mark Chamberlain, EMG: Wayne Reid**

# DCPS PCA Property Rollup



## Facility Condition Index (FCI) by Year for Hamilton Center



# DCPS PCA Property Rollup



## Capital Expenditures for Hamilton Center

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
							\$		0	1	2	3	4	5	6	
<b>A. SUBSTRUCTURE</b>																
<b>A. SUBSTRUCTURE SUB-TOTALS</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>B. SHELL</b>																
<b>B10 SUPERSTRUCTURE</b>																
B1032	Repair Cracking CMU and Concrete Walls	Poor - Fair	70	1	1.00	LS	\$10,000.00	Deferred Maintenance		\$10,000						\$10,000
<b>B20 EXTERIOR ENCLOSURE</b>																
B2011	Recaulk expansion and control joints	Poor	10	1	500.00	LF	\$13.16	Deferred Maintenance		\$6,580						\$6,580
B2011	Repair and Repoint Brick Masonry Exterior Walls	Fair - Good	75	1	250.00	SF	\$25.96	Deferred Maintenance		\$6,490						\$6,490
B2021	Paint Exterior Metal Grates at Windows	Fair	10	3	5,395.00	SF	\$2.25	Capital Replacement				\$12,139				\$12,139
B2021	Replace Exterior Windows	Poor - Fair	30	1	187,700.00	SF	\$62.80	Capital Replacement		\$11,787,560						\$11,787,560
<b>B30 ROOFING</b>																
B3011	Replace Modified Bitumen - Single Ply	Poor - Fair	20	1	80,000.00	SF	\$5.90	Deferred Maintenance		\$472,000						\$472,000
<b>B. SHELL SUB-TOTALS</b>									\$0	\$12,282,630	\$0	\$12,139	\$0	\$0	\$0	\$12,294,769
<b>C. INTERIORS</b>																
<b>C10 INTERIOR CONSTRUCTION</b>																
C1021	Replace Single Hollow Metal Door	Fair	50	5	65.00	EACH	\$1,200.00	Capital Replacement						\$78,000		\$78,000
<b>C30 INTERIOR FINISHES</b>																
C3012	Paint Interior Walls	Fair - Good	8	4	180,700.00	SF	\$1.78	Capital Replacement					\$321,646			\$321,646
C3012	Replace Folding Wood Partition Walls	Fair	25	1	2,294.00	SF	\$61.85	Capital Replacement		\$141,884						\$141,884
C3024	Replace Vinyl Tile Flooring	Fair	18	3	7,637.00	SY	\$67.75	Capital Replacement				\$517,407				\$517,407
C3024	Replace Vinyl Tile Flooring	Poor - Fair	18	1	1,486.00	SY	\$67.75	Deferred Maintenance		\$100,677						\$100,677
C3025	Replace Carpet Flooring	Poor	10	1	78.00	SY	\$67.40	Deferred Maintenance		\$5,257						\$5,257
C3025	Replace Carpet Flooring	Fair - Good	10	5	312.00	SY	\$67.40	Capital Replacement						\$21,029		\$21,029
C3031	Paint Interior Ceilings	Fair - Good	10	5	46,925.00	SF	\$11.60	Capital Replacement						\$544,330		\$544,330
C3032	Replace Acoustic Ceiling System	Poor - Fair	20	1	33,200.00	SF	\$9.68	Deferred Maintenance		\$321,376						\$321,376
<b>C. INTERIORS SUB-TOTALS</b>									\$0	\$569,194	\$0	\$517,407	\$321,646	\$643,359	\$0	\$2,051,605
<b>D. SERVICES</b>																
<b>D20 PLUMBING</b>																
D2011	Replace Floor Mounted Toilets	Good	35	3	53.00	EACH	\$1,455.00	Capital Replacement				\$77,115				\$77,115
D2012	Replace Wall Hung Urinals	Fair	35	3	26.00	EACH	\$1,235.00	Capital Replacement				\$32,110				\$32,110
D2017	Replace Shower Components - Head, Arm, Bypass, Stops, Handles	Fair	20	3	38.00	EACH	\$532.00	Capital Replacement				\$20,216				\$20,216
D2018	Replace Floor Mounted Drinking Fountain	Fair	20	1	1.00	EACH	\$2,000.00	Capital Replacement		\$2,000						\$2,000
D2018	Install Drinking Fountain Third Floor Corridor	Poor	20	1	1.00	EACH	\$2,545.00	Deferred Maintenance		\$2,545						\$2,545
D2021	Replace Domestic Water Piping System	Fair - Good	30	5	180,700.00	SF	\$3.15	Capital Replacement						\$569,205		\$569,205
D2031	Replace Sanitary Waste Piping	Fair	50	5	180,700.00	SF	\$1.37	Capital Replacement						\$247,559		\$247,559
<b>D30 HVAC</b>																
D3021	Replace Central Heating Boiler 2	Poor - Fair	30	1	1.00	EACH	\$199,525.53	Capital Replacement		\$199,526						\$199,526
D3021	Replace Central Heating Boiler 3	Poor - Fair	30	1	1.00	EACH	\$199,525.53	Capital Replacement		\$199,526						\$199,526
D3021	Replace Central Heating Boiler 1	Poor - Fair	30	1	1.00	EACH	\$199,525.53	Capital Replacement		\$199,526						\$199,526
D3022	Replace Boiler Room Piping & Valves	Poor	40	1	1.00	LS	\$25,000.00	Deferred Maintenance		\$25,000						\$25,000
D3023	Replace Fin-Tube Convectors - Wall	Fair	20	3	372.00	LF	\$130.00	Capital Replacement				\$48,360				\$48,360

**Capital Expenditures for Hamilton Center**

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
D3041	Replace Central Air Handling Units	Fair	25	1	11.00	EACH	\$15,000.00	Capital Replacement		\$165,000						\$165,000
D3041	Replace Unit Ventilators	Poor - Fair	15	1	69.00	EACH	\$7,685.00	Capital Replacement		\$530,265						\$530,265
D3042	Replace Centrifugal Roof Exhaust Fan Systems	Poor	15	1	2.00	EACH	\$2,585.00	Deferred Maintenance		\$5,170						\$5,170
D3042	Replace Commercial Kitchen Exhaust System	Poor	20	1	1.00	EACH	\$11,327.01	Deferred Maintenance		\$11,327						\$11,327
D3042	Replace Metal Exhaust Hoods	Poor	20	1	17.00	EACH	\$2,500.00	Deferred Maintenance		\$42,500						\$42,500
<b>D40 FIRE PROTECTION SYSTEMS</b>																
D4031	Replace Fire Extinguishers	Fair - Good	5	2	30.00	EACH	\$250.00	Capital Replacement			\$7,500					\$7,500
<b>D50 ELECTRICAL SYSTEMS</b>																
D5012	Replace Panelboards - 120/208volts, 200amp	Poor - Fair	30	1	12.00	EACH	\$3,525.00	Capital Replacement		\$42,300						\$42,300
D5012	Replace Main Electrical Switchgear	Poor - Fair	30	1	2,000.00	AMP	\$31.95	Capital Replacement		\$63,900						\$63,900
D5022	Upgrade to T8 Fixtures	Fair	20	5	180,700.00	SF	\$2.80	Capital Replacement						\$505,960		\$505,960
D5037	Replace Central Fire Alarm Panel	Poor	15	1	1.00	EACH	\$12,000.00	Capital Replacement		\$12,000						\$12,000
D5037	Replace existing horn with horn/strobe	Poor	15	1	35.00	EACH	\$308.04	Deferred Maintenance		\$10,781						\$10,781
<b>D. SERVICES SUB-TOTALS</b>									\$0	\$1,511,365	\$7,500	\$177,801	\$0	\$1,322,724	\$0	\$3,019,390
<b>E. EQUIPMENT &amp; FURNISHING</b>																
<b>E10 EQUIPMENT</b>																
E1093	Remove Abandoned Walk-in Coolers	Poor	30	1	2.00	LS	\$2,500.00	Deferred Maintenance		\$5,000						\$5,000
E1093	Replace Commercial Kitchen Food Service Equipment	Fair	30	5	1.00	LS	\$25,000.00	Capital Replacement						\$25,000		\$25,000
<b>E20 FURNISHINGS</b>																
E20	Replace E20 Furnishings	Fair - Good	30	3	180,700.00	SF	\$0.13	Capital Replacement				\$23,491				\$23,491
<b>E. EQUIPMENT &amp; FURNISHING SUB-TOTALS</b>									\$0	\$5,000	\$0	\$23,491	\$0	\$25,000	\$0	\$53,491
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION</b>																
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>G. BUILDING SITEWORK</b>																
<b>G20 SITE IMPROVEMENTS</b>																
G2021	Repair Damaged Concrete Pavement in Parking Lot and Drive Lane	Poor - Fair	30	1	8,180.00	SF	\$8.09	Deferred Maintenance		\$66,176						\$66,176
G2021	Replace Concrete Paved Parking Lot	Fair	30	5	13,650.00	SF	\$8.09	Capital Replacement						\$110,429		\$110,429
G2021	Replace Concrete Paved Drive Lane	Fair	30	5	32,720.00	SF	\$8.09	Capital Replacement						\$264,705		\$264,705
G2025	Restripe Parking Lot	Poor - Fair	5	1	39.00	EACH	\$35.00	Deferred Maintenance		\$1,365					\$1,365	\$2,730
G2031	Replace Cracking and Spalling Concrete Sidewalks	Poor	25	1	1,880.00	LF	\$33.13	Deferred Maintenance		\$62,284						\$62,284
G2033	Install Metal Handrails at Site Steps	Poor	30	1	24.00	LF	\$47.39	Deferred Maintenance		\$1,137						\$1,137
G2041	Replace Chain Link Galvanized Fence	Poor - Fair	15	1	530.00	LF	\$5.00	Deferred Maintenance		\$2,650						\$2,650
G2053	Re-grading landscape and establishment of ground cover	Poor - Fair	50	1	555.00	SY	\$26.39	Deferred Maintenance		\$14,646						\$14,646

**Capital Expenditures for Hamilton Center**

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
<b>G30</b>	<b>SITE CIVIL/MECHANICAL UTILITIES</b>															
G30	Replace G30 Site Civil/Mechanical Utilities	Fair - Good	50	5	230,000.00	SF	\$0.56	Capital Replacement						\$128,800		\$128,800
<b>G40</b>	<b>SITE ELECTRICAL UTILITIES</b>															
G40	Replace G40 Site Electrical Utilities	Fair	50	5	230,000.00	SF	\$0.89	Capital Replacement						\$204,700		\$204,700
G4092	Replace Emergency Generator, 30 kW	Fair	25	3	1.00	EACH	\$20,670.00	Capital Replacement				\$20,670				\$20,670
<b>G. BUILDING SITEWORK SUB-TOTALS</b>									\$0	\$148,259	\$0	\$20,670	\$0	\$708,633	\$1,365	\$878,928
<b>Z. GENERAL</b>																
<b>Z. GENERAL SUB-TOTALS</b>									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Expenditure Totals per Year</b>									\$0	\$14,516,448	\$7,500	\$751,508	\$321,646	\$2,699,716	\$1,365	\$18,298,183
<b>FCI† By Year</b>									0.00%	24.12%	0.01%	1.25%	0.53%	4.49%	0.00%	
<b>CRV*** \$60,187,556</b>																

**Notes**

- \* - EUL is the Estimated Useful Life of an Asset
- \*\* - RUL is the Remaining Useful Life of an Asset
- \*\*\* - Non-Escalated and Non-Inflated Adjusted Dollars
- † - FCI Formula (As Currently Programmed):  
(Deferred Maintenance + Capital Renewal + Capital Replacement)/(Building Replacement Value)

# DCPS PCA Property Rollup



## Routine Maintenance Expenditures for Hamilton Center

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***									
							\$		0	1	2	3	4	5	6										
A. SUBSTRUCTURE																									
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0									
B. SHELL																									
B. SHELL SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0									
C. INTERIORS																									
C. INTERIORS SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0									
D. SERVICES																									
D. SERVICES SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0									
E. EQUIPMENT & FURNISHING																									
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0									
F. SPECIAL CONSTRUCTION AND DEMOLITION																									
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0									
G. BUILDING SITEWORK																									
G. BUILDING SITEWORK SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0									
Z. GENERAL																									
Z10	GENERAL REQUIREMENTS																								
Z1010.1	Replace Z1010.1 Consider: Access Control Investments	Good	10	0	1.00	LS	\$97,440.00	Plant Adaptation	\$97,440							\$97,440									
Z1010.2	Replace Z1010.2 Consider: ADA Investments	Good	10	0	1.00	LS	\$88,000.00	Plant Adaptation	\$88,000							\$88,000									
Z1010.3	Replace Z1010.3 Consider: Fire Protection Investments	Good	10	0	1.00	LS	\$1,366,387.00	Plant Adaptation	\$1,366,387							\$1,366,387									
Z1010.4	Consider Installing Green Roof on all flat roof sections. Refer to report for details	Fair	50	0	80,000.00	SF	\$12.23	Plant Adaptation	\$978,240							\$978,240									
Z1010.4	Consider Green Roof Structural Evaluation by Engineer. Refer to report for details	Fair	50	0	1.00	LS	\$7,500.00	Plant Adaptation	\$7,500							\$7,500									
Z1010.5	Replace Z1010.5 Consider: Haz Mat Investments	Good	10	0	1.00	LS	\$500.00	Plant Adaptation	\$500							\$500									
Z1010.6	Replace Z1010.6 Consider: LEED Investments	Good	10	0	1.00	LS	\$253,523.00	Plant Adaptation	\$253,523							\$253,523									
Z1010.7	Replace Z1010.7 Consider: Safety Security Investments	Good	10	0	1.00	LS	\$394,559.00	Plant Adaptation	\$394,559							\$394,559									
Z. GENERAL SUB-TOTALS									\$3,186,149	\$0	\$0	\$0	\$0	\$0	\$0	\$3,186,149									
									Expenditure Totals per Year								\$3,186,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,186,149
									CRV*** \$60,187,556																

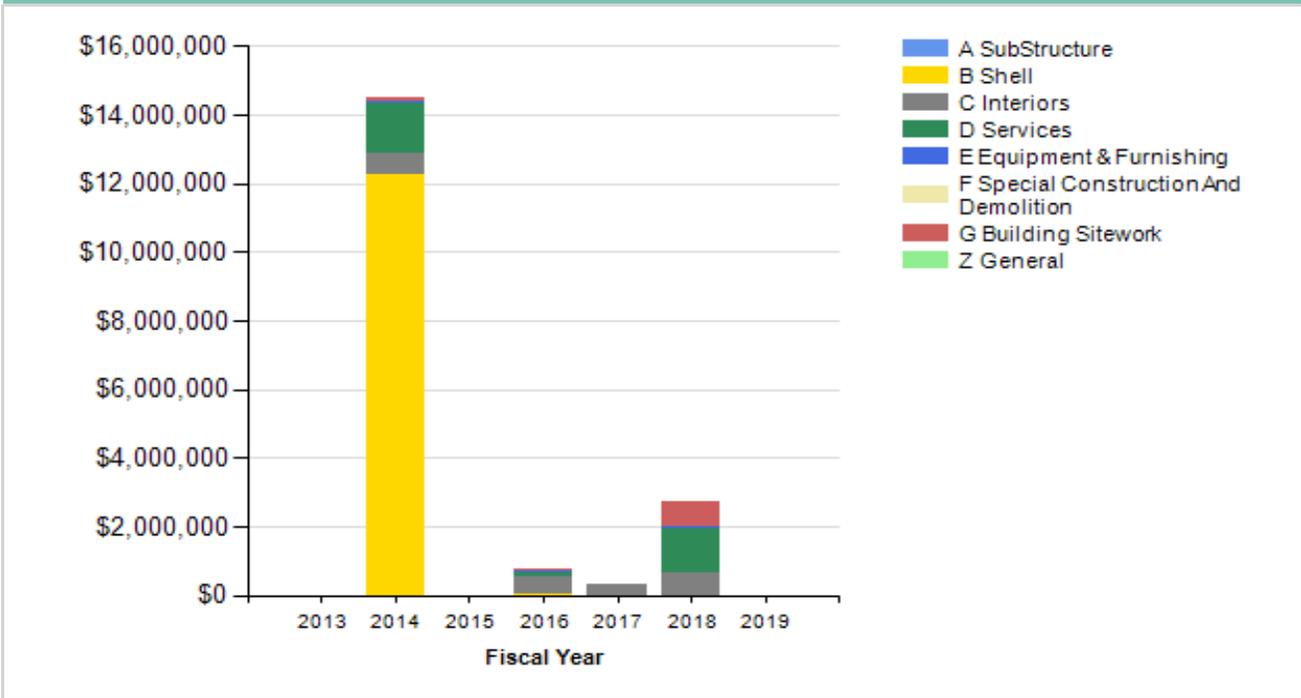
**Notes**

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- \*\* - RUL is the Remaining Useful Life of an Asset
- \*\*\* - Non-Escalated and Non-Inflated Adjusted Dollars

# DCPS PCA Property Rollup



## Capital Expenditure Costing By Level 1 Uniformat by Year for Hamilton Center



# DCPS PCA Property Rollup



## Access Control Questionnaire for Hamilton Center

Access Control		Yes/ No	Comments
1	Does the facility have a key card proximity entry system?	No	None
2	Are all windows at grade level locked or fixed at all times (to prevent passing of contraband into the facility)?	Yes	
3	There is one clearly marked and designated entrance for visitors?	Yes	
4	Signs are posted for visitors to report to main office or through a designated entrance?	Yes	Small paper sign
6	Access to bus loading area is restricted to other vehicles during loading/unloading?	No	Street level pick up / drop off
7	Lighting is provided at entrances and points of possible intrusion?	No	Missing / damaged lights
8	Outside hardware has been removed from all doors except at points of entry?	No	
9	Basement windows are protected with grill or well cover?	No	No basement windows, ground level
10	"Restricted" areas are properly identified?	Yes	Locked doors
11	Access to electrical panels is restricted?	No	Unlocked panels
12	Are there control gates to separate gym, cafeteria, stage, lobby and restrooms from rest of school and classrooms during after hours without changing means of egress?	No	Would require a minimum of (4) gates
13	Are all perimeter doors equipped with recessed magnetic contact – door position door sensors?	Yes	Recessed contacts
14	Are interior doors with specific vulnerability equipped with door position monitoring sensors?	No	None observed

# DCPS PCA Property Rollup



## ADA Questionnaire for Hamilton Center

### Parking

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Adequate number of designated parking stalls and signage for cars are not provided?	2	\$165.00	EACH	\$330
Adequate number of designated parking stalls and signage for vans are not provided?	1	\$220.00	EACH	\$220
Signage indicating accessible parking spaces for cars and vans are not provided? <b>1 IN EVERY 8 ACCESSIBLE SPACES SHOULD BE DESIGNATED FOR A VAN WITH A MINIMUM OF ONE PROVIDED.</b>	2	\$120.00	EACH	\$240
Access aisles adjacent to parking spaces, crossing hazardous vehicle areas, from main roadways or public transportation stops to the building sidewalks and entrances are not provided?	1	\$6.50	LF	\$7
Curb ramps are required from the parking area to the sidewalks providing access to the building?	1	\$950.00	EACH	\$950
Passenger drop off areas are not provided at the building entrances or access routes? <b>Drop off area is for shuttle service, etc. Individual cars and vans use the HC space. Limit use to enclosed malls and properties with known needs.</b>	1		EACH	
Signage directing to accessible parking or accessible building entrances to the facility are not provided? <b>Use when main entrance is not accessible and directions are required to alternate entrance.</b>	2	\$120.00	EACH	\$240
Comments: Stalls not clearly marked, no signs				
<b>Parking Estimated Cost:</b>				<b>\$1,987</b>

### Ramps

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
The building requires the construction of a straight entrance ramp with handrails to allow wheelchair access? <b>limit assessment to cases where the barrier is three steps or less (30" rise) and provide cost. Otherwise note only in checklist "consult a design professional".</b>	1	\$325.00	LF	\$325
Existing exterior ramps and stairs are not equipped with the required handrails? Comments: Facility requires a ramp	0	\$40.00	LF	\$0
<b>Ramps Estimated Cost:</b>				<b>\$325</b>

### Entrances/Exits

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Install buzzer or intercom for assistance and service at exterior entrance doors or parking space?	0	\$500.00	EACH	\$0
Existing entrance doors are not wide enough to accommodate wheelchair access and clear floor space beside the door swing is lacking?	6	\$1,250.00	EACH	\$7,500

# DCPS PCA Property Rollup



## ADA Questionnaire for Hamilton Center

Vestibule doors are set too close to the front doors for wheelchair access?	0	\$2,250.00	EACH	\$0
Lever action hardware is not provided at all accessible locations?	6	\$65.00	EACH	\$390
Comments: Lever action hardware required , no ramp to facility				
<b>Entrances/Exits Estimated Cost:</b>				<b>\$7,890</b>

## Paths of Travel

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Obstacle or protrusion from wall impeding access? Describe condition, location, and repair scope to correct.	0			
Existing carpeting is not securely attached or has a pile thickness exceeding 1/2"?	0		SY	
Stair handrails do not extend beyond the top and bottom risers?	16	\$350.00	EACH	\$5,600
Compliant signage indicating accessible entrances and general information is not provided?	2	\$60.00	EACH	\$120
Stair handrails do not extend beyond the top and bottom risers?	16	\$125.00	EACH	\$2,000
Modify location of telephones installed higher than what is essential for basic operation?	0	\$400.00	EACH	\$0
Lower objects mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles? <b>Watercoolers and telephones may be an issue if they are wall mounted above 27". ADAAG intent is to enable the cane of a blind person to detect the object before bumping into it.</b>	0		EACH	
Add visual alarm to existing audible fire alarm? <b>Only if audible alarm is present, required by building codes in affect when constructed.</b>	32	\$250.00	EACH	\$8,000
Install cup dispenser at an existing non-conforming water fountain?	10	\$25.00	EACH	\$250
Comments:				
<b>Paths of Travel Estimated Cost:</b>				<b>\$15,970</b>

## Elevators

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Elevator control panel and hall buttons are mounted higher than 54" above the floor?	1	\$6,000.00	EACH	\$6,000
Raised elevator markings at control panel and hall buttons are not provided in Braille and Standard Alphabet?	1	\$350.00	EACH	\$350
Audible signals are not provided at floor level changes or elevator lobbies indicating car arrival?	1	\$400.00	EACH	\$400
Add visual alarm to existing audible fire alarm?	1	\$250.00	EACH	\$250
Safety stops not installed in elevator doors?	1	\$6,000.00	EACH	\$6,000
Elevator communication equipment not set up for speech impaired communication?	1	\$2,600.00		\$2,600
Comments: Facility non elevated				
<b>Elevators Estimated Cost:</b>				<b>\$15,600</b>

# DCPS PCA Property Rollup



## ADA Questionnaire for Hamilton Center

<b>Restrooms</b>				
<b>Accessibility Item</b>	<b>Qty.</b>	<b>Unit Cost</b>	<b>Unit</b>	<b>Est. Cost</b>
Existing restroom doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking?	10	\$1,250.00	EACH	\$12,500
Lever action hardware is not provided at all accessible locations?	10	\$65.00	EACH	\$650
Install grab bars in accessible stalls at 36" above the floor?	10	\$325.00	EACH	\$3,250
Modify existing toilet room accessories and mirrors?	10	\$200.00	EACH	\$2,000
Modify existing lavatory faucets to paddle type faucets?	10	\$300.00	EACH	\$3,000
Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces?	10	\$50.00	EACH	\$500
Add pull station alarm in unisex bathroom?	2	\$500.00	EACH	\$1,000
Comments: Restrooms are NOT ADA compliant				
<b>Restrooms Estimated Cost:</b>				<b>\$22,900</b>
<b>Total Estimated Cost:</b>				<b>\$64,672</b>

# DCPS PCA Property Rollup



## Fire Protection Questionnaire for Hamilton Center

Sprinkler and Suppression		Yes/ No	Comments
1	Does the facility have a fire sprinkler system?	No	Non sprinkled building
2	Does the facility have wall mounted fire extinguishers?	Yes	Sept. 2012
3	Does the kitchen and cooking area have hood vent mounted fire suppression systems?	Yes	
4	Does combustion equipment have dedicated fire sprinkler system e.g. boilers, hot water heater?	No	

Inspection		Yes/ No	Comments
1	Are current fire protection system inspections up to date and onsite?	Yes	Main office
2	A record of Fire Inspection by the local or state Fire Officer is maintained?	Yes	Main office
3	Exit signs are clearly visible and pointing in the correct direction?	No	3rd floor damaged signs / missing signs, 2nd floor signs not lighted

Alarm and Annunciators		Yes/ No	Comments
1	Does the facility have monitored fire alarm system?	No	Staff calls fire department
2	Is the fire alarm control panel solid-state, modular design type, incorporating the following standard features: lamp test, red alarm and amber LEDs per zone, positive and negative ground fault indicators, power ON indicator, two (2) auxiliary form C alarm contacts with disconnect switches and lights, one (1) auxiliary form C trouble contact, regulated 24Vdc four-wire smoke detector power supply, and remote reset connection?	No	Antiquated system
3	Is the power supply to the fire alarm control panel from an individual circuit?	No	
4	Does the activation of any initiating device including but not limited to manual pull stations, smoke detectors, heat detectors and flow switches shall cause all signals to sound continuously until manually reset; flash all visual alarm indicator lights; illuminate respective zone indicator lamps in the control panel; illuminate respective zone indicator lamps in the graphic display on the door of the control panel; and illuminate respective zone indicator lamps in the remote annunciator?	No	Pull stations only
5	Are the audible and visual devices such as combination horn/strobe indicating type wired to separate zones so that audible devices correctly provide code three temporal output and visual devices correctly provide ADA compliant strobe effect?	No	Bell only, no smoke detectors or strobes

# DCPS PCA Property Rollup



## Fire Protection Questionnaire for Hamilton Center

6	Is the fire alarm wiring enclosed in ¾" metal conduit raceway to the manufacturer's instructions?	Yes	
7	Is there a smoke detector directly above the fire alarm control panel?	No	None observed
8	Are there smoke detectors within 5'-0" on each side of the fire doors? Are detectors tied into magnetic door holders to release fire doors upon alarm?	No	None observed
9	Are there duct-type smoke detectors on the supply side of HVAC units rated greater than 2000 cfm but less than 15,000 cfm?	No	Not known
10	Are there duct-type smoke detectors on both the supply side and return side of the HVAC units rated 15,000 cfm or more?	No	Not known
11	Are there duct-type smoke detectors at all smoke damper locations within the HVAC system ductwork? Is there additional wiring to close the damper and turn off the associated HVAC unit?	No	Not known

# DCPS PCA Property Rollup



## Green Roof Questionnaire for Hamilton Center

### Green Roof-2 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Green Roof	80000 SF	\$12.23	\$978,240.00
Location	All flat roofs		
Is the roof a sloped system?	No		
Is the roof less than 5 years in age?	No		
Does the roof have significant amounts of penetration and equipment?	Yes		
Will structural modification need to be made to support a green roof?	Yes		
Comments	As the building was not originally designed		

### Green Roof-1 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Green Roof Structural Evaluation by Engineer	1 LS	\$7,500.00	\$7,500.00
Location	All flat roofs		
Is the roof a sloped system?	No		
Is the roof less than 5 years in age?	No		
Does the roof have significant amounts of penetration and equipment?	Yes		
Will structural modification need to be made to support a green roof?	Yes		
Comments	As the building was not originally designed		

# DCPS PCA Property Rollup



## Haz Mat Questionnaire for Hamilton Center

Asbestos Containing Building Materials		Yes/ No	Comments
1	Does the facility have a current AHERA Asbestos Inspection on File?	Yes	Main office
2	Does the facility currently have a Asbestos Containing material O&M plan in place?	Yes	Main office
3	Has all the material identified in the AHERA report been abated?	No	Not known

Lead in Paint / Water		Yes/ No	Comments
1	Has the facility been tested for Lead Paint?	Yes	
2	Does the facility have a Lead containing paint O&M plan in place?	Yes	
3	Has all the lead identified in the LBP report been abated?	No	Not known
4	Has the facility been tested for Lead in Water?	Yes	
5	Does the facility have a Lead in water O&M plan in place?	Yes	

Fuel Storage Tanks		Yes/ No	Comments
1	Does the facility have a UST?	No	None observed
2	Does the tank have a leak detection system?	No	None observed
3	Does the facility have a AST?	No	None observed
4	Does the AST have a leak containment system?	No	None observed

PCBs		Yes/ No	Comments
1	Are transformers PCBs free?	No	Not known
2	Is there any known PCB containing equipment onsite?	No	Not known

# DCPS PCA Property Rollup



<b>LEED Scoresheet for Hamilton Center</b>		<b>Possible Points: 26</b>	
<b>Sustainable Sites</b>		<b>Existing</b>	
Credit 1	Is the school LEED Certified Design and Construction? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 2	Does the facility have a Building Exterior and Hardscape Management Plan? <b>Level of Effort to Achieve: Easy</b>	No	0
Credit 3	Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan? <b>Level of Effort to Achieve: Easy</b>	No	0
Credit 4	Does the facility provide car pooling or Alternative Commuting Transportation options or incentives?	Yes	7
Credit 5	Does the way the site is developed Protect or Restore Open Habitat?	N/A	0
Credit 6	Does the facility have retention ponds rain gardens to control the quantity of Storm water? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 7.1	Does the facility have non asphalt / macadam based paving such as light colored pavers or concrete? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 7.2	Does the facility have a cool roof (white or light color roof surface) ? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 8	Are measures installed preventing operable exterior lighting from encroaching on adjacent properties?	Yes	1
		<b>Total:</b>	<b>8</b>

<b>Water Efficiency</b>		<b>Possible Points: 14</b>	
		<b>Existing</b>	
<b>Prereq 1</b>	<b>The facility has a Minimum Indoor Plumbing Fixture and Fitting</b> <b>Level of Effort to Achieve: Hard</b>	<b>No</b>	
Credit 1	Does the facility have a water meter for the whole building?	Yes	1
Credit 1	Does the facility have sub meters for boiler water, cooling tower water, irrigation water, fire sprinkler? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 2	Are all of the plumbing fixtures at the facility non-water saving devices?	Yes	0
	Are some of the plumbing fixture at the facility are non-water saving devices (10-25%)?	N/A	0
	Are all of the plumbing fixture at the facility water saving devices (100%)? <b>Level of Effort to Achieve:</b>	No	0
Credit 3	Does the school use native planting that does not require irrigation?	Yes	2
	Does the school have an irrigation system with a rain gauge and time system? <b>Level of Effort to Achieve: Hard</b>	No	0
	Does the school hand water on an as needed basis?	Yes	1
Credit 4	Does the Cooling Tower utilize a Chemical Management System?	N/A	0

# DCPS PCA Property Rollup



## LEED Scoresheet for Hamilton Center

	Does the Cooling Tower utilize a Non-Potable Water Source (not public drinking water system)?	N/A	0
<b>Total:</b>		<b>4</b>	

## Energy and Atmosphere

**Possible Points: 35**  
**Existing**

<b>Prereq 1</b>	<b>Does the school have an Energy Efficiency Best Management Practices policy?</b> <b>Level of Effort to Achieve: Easy</b>	<b>No</b>	
<b>Prereq 2</b>	<b>Has an energy audit been performed and were ECMs implemented to achieve Minimum Energy Efficiency Performance?</b> <b>Level of Effort to Achieve: Easy</b>	<b>No</b>	
<b>Prereq 3</b>	<b>Does the school have a Fundamental Refrigerant Management program?</b>	<b>N/A</b>	
Credit 1	Is it feasible for the facility to achieve an EnergyStar rating of 71 or higher? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 2.1	Have building lighting and HVAC systems been Investigated and Analyzed for retro Commissioning? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 2.2	Has the school performed retro Commissioning of the building lighting and HVAC systems? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 2.3	Is the school performing ongoing Commissioning of the building lighting and HVAC systems? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 3.1	Does the school have a HVAC or Lighting —Building Automation System? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 3.2	Are the HVAC and lighting systems individually metered at 40%? Are the HVAC and lighting systems individually metered at 80% ?	N/A	0
Credit 4	Does the school use on-site or off-site renewable energy? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 5	Does the school have an Enhanced Refrigerant Management? <b>Level of Effort to Achieve: Hard</b>	No	0
Credit 6	Does the school have an Emissions Reduction Reporting program? <b>Level of Effort to Achieve: Hard</b>	No	0
<b>Total:</b>		<b>0</b>	

## Materials and Resources

**Possible Points: 10**  
**Existing**

<b>Prereq 1</b>	<b>Does the school have a Sustainable Purchasing Policy?</b>	<b>Yes</b>	
<b>Prereq 2</b>	<b>Does the school have a Solid Waste Management Policy?</b>	<b>Yes</b>	
Credit 1	Does the school have a Sustainable Purchasing program for Ongoing Consumables? <b>Level of Effort to Achieve: Easy</b>	No	0
Credit 2.1	Is a Sustainable Purchasing policy used for purchasing at least 40% of Electric-Powered Equipment? <b>Level of Effort to Achieve: Hard</b>	No	0

# DCPS PCA Property Rollup



LEED Scoresheet for Hamilton Center			
Credit 2.2	Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture? <b>Level of Effort to Achieve:</b> Hard	No	0
Credit 3	Is a Sustainable Purchasing policy used when making Facility Alterations and Additions? <b>Level of Effort to Achieve:</b> Hard	No	0
Credit 4	Is a Sustainable Purchasing policy used to reduce Mercury content in Lamps purchased?	Yes	1
Credit 5	Is a Sustainable Purchasing policy used when making Food purchases at the school? <b>Level of Effort to Achieve:</b> Easy	No	0
Credit 6	Has the school performed a Waste Stream Audit? <b>Level of Effort to Achieve:</b> Easy	No	0
Credit 7	Has the school implemented a policy to reduce the quantity Ongoing Consumables going into landfills?	Yes	1
Credit 8	Has the school implemented a policy to reduce the quantity durable goods (furniture, equipment) going into landfills?	Yes	1
Credit 9	Does the school recycle building materials during construction which prevents material going to landfill? <b>Level of Effort to Achieve:</b> Hard	No	0
<b>Total:</b>			<b>3</b>

Indoor Environmental Quality		Possible Points: 15	
		Existing	
<b>Prereq 1</b>	<b>Has the school performed a Minimum Indoor Air Quality (IAQ) Performance evaluation of the facility?</b> <b>Level of Effort to Achieve:</b> Hard	<b>No</b>	
<b>Prereq 2</b>	<b>Is the facility and surrounding area smoke free - Environmental Tobacco Smoke (ETS) Control?</b>	<b>Yes</b>	
<b>Prereq 3</b>	<b>Does the school have a Green Cleaning Policy?</b>	<b>Yes</b>	
Credit 1.1	Does the school have an Indoor Air Quality Management Program? <b>Level of Effort to Achieve:</b> Easy	No	0
Credit 1.2	Does the school have Outdoor Air Delivery Monitoring? <b>Level of Effort to Achieve:</b> Hard	No	0
Credit 1.3	Has the school modified the HVAC systems to allow Increased Ventilation? <b>Level of Effort to Achieve:</b> Hard	No	0
Credit 1.4	Does the school have a plan to Reduce Particulates in Air Distribution? <b>Level of Effort to Achieve:</b> Hard	No	0
Credit 1.5	Does the school have a policy to enhance IAQ performance during Facility Alterations and Additions? <b>Level of Effort to Achieve:</b> Hard	No	0
Credit 2.1	Has the school performed an Occupant Survey for IAQ? <b>Level of Effort to Achieve:</b> Easy	No	0
Credit 2.2	Does the school allow for the Controllability of Systems—Lighting by occupants? <b>Level of Effort to Achieve:</b> Hard	No	0

# DCPS PCA Property Rollup



## LEED Scoresheet for Hamilton Center

Credit 2.3	Does the school allow for the Occupant Comfort—Thermal Comfort Monitoring? <b>Level of Effort to Achieve:</b> Hard	No	0
Credit 2.4	Does the school take advantage of Daylight and Views for tenant comfort? <b>Level of Effort to Achieve:</b> Not Feasible	No	0
Credit 3.1	Does the school have a High Performance Cleaning Program?	Yes	1
Credit 3.2	Does the school have a Custodial Effectiveness Assessment?	Yes	1
Credit 3.3	Does the school Purchase Sustainable Cleaning Products and Materials ?	Yes	1
Credit 3.4	Does the school use Sustainable Cleaning Equipment? <b>Level of Effort to Achieve:</b> Easy	No	0
Credit 3.5	Does the school have Indoor Chemical and Pollutant Source Control? <b>Level of Effort to Achieve:</b> Easy	No	0
Credit 3.6	Does the school have an Indoor Integrated Pest Management?	Yes	1
<b>Total:</b>			<b>4</b>

## Innovation in Operations **Possible Points: 6** **Existing**

Credit 1.1	Does the school have an Innovation in Operations program? <b>Level of Effort to Achieve:</b> Easy	No	0
Credit 2	Does the school have a LEED Accredited Professional on staff? <b>Level of Effort to Achieve:</b> Hard	No	0
Credit 3	Is the school Documenting Sustainable Building Cost Impacts? <b>Level of Effort to Achieve:</b> Hard	No	0
<b>Total:</b>			<b>0</b>

Certified 40 to 49 points ● Silver 50 to 59 points ● Gold 60 to 79 points ● Platinum 80 to 110 points

**Total: 19**  
**21 Points to LEED Certification**

# DCPS PCA Property Rollup



## Safety-Security Questionnaire for Hamilton Center

Communication		Yes/ No	Comments
1	Do all areas of the school, including bathrooms, hallways, and offices, have the ability to receive an announcement via the P.A. System?	No	
2	Do all areas of the school have the ability to privately call the main office or for emergency?	No	No telephone, intercom system not functioning
3	Does the general office, principal's office, assistant principal's office have CCTV receptacles?	Yes	
4	Is there an automated notification system to lockdown the building envelope at all exits including service doors and loading docks or all classrooms as necessary?	No	Security two way radios, over head PA system

Monitoring		Yes/ No	Comments
1	Does the facility have a monitored burglar alarm system?	Yes	DCPS
2	Are all classrooms and all other rooms that are grade-accessible will be equipped with motion detectors?	Yes	
3	Are all general corridor or lobby areas plus rooms with specific vulnerability (e.g., main office, principal's office, library, computer rooms, etc.) equipped with motion detectors?	Yes	
4	Is the main office and one or more additional locations(s) accessed by designated staff equipped with IDS arm/disarm keypads?	No	None observed
5	Are alarm monitoring and response performed by DCPS via their existing central alarm monitoring facility via either dial-up telephone lines or LAN/WAN?	Yes	

Surveillance		Yes/ No	Comments
1	Is there a video surveillance system that provides general surveillance of the site, common areas and building entry and exit points?	Yes	28 cameras
2	Does the facility have monitored video surveillance system at the interior?	Yes	Principal office
3	Does the facility have monitored video surveillance system at the exterior?	Yes	DCPS

Exterior Entry/Egress		Yes/ No	Comments
1	Does the facility have exterior door hardware that allows controlled access to the building?	Yes	Very poor condition
2	Does the facility have exterior card access readers that allow controlled access to the building?	No	None
3	Does the facility have allow occupants a quick, unimpeded egress from the building?	Yes	Push bar poor condition, sticks

# DCPS PCA Property Rollup



## Safety-Security Questionnaire for Hamilton Center

Interior Entry/Egress		Yes/ No	Comments
1	Does the facility have interior door hardware that allows controlled access to classrooms?	Yes	Twist knob, key lock
2	Does the facility have interior card access readers that allow controlled access within the building?	No	None

Interior Entry/Egress		Yes/ No	Comments
1	Does the facility have Magnetometers that monitor for the entry of "unwanted items" into the building?	Yes	(1) magnetometer and (1) xray
2	Does the facility have equipment that allows announcements to be made during large gatherings?	Yes	large auditorium

# DCPS PCA Property Rollup



## Space Utilization for Hamilton Center

<b>2003 Capacity:</b> <b>Bldg SF:</b> <b>Rationale:</b>	<b>Entire School Comments [From Pathways 2012 Data]</b> <b>Proposed Capacity (2012):</b> <b>SF per Student:</b>
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TBD							
Room [From iPlan]	Design ID [From iPlan]	Room Type [From iPlan]	Program Occupancy [From Pathways]	Design Occupancy [From Pathways]	Space (SQF) (Design) [From Pathways]	Space (SQF) (Actual) [From iPlan]	Comments [From iPlan]
1		Building Services				2,500	Boiler Room
10		Building Services				0	Mech
100		Building Services				160	Mech
101		Building Services				350	Bookroom
102		Building Services				350	Storage
103		Building Services				160	Toilet
104		Building Services				480	Storage
105		Building Services				1,632	Stage
109		Building Services				160	Toilet
11		Building Services				0	Mech
111		Building Services				8,832	Auditorium
112		Building Services				3,360	Atrium
115		Building Services				140	Mech
116		Building Services				140	Mech
117		Building Services				140	Storage
118		Building Services				140	Storage
119		Building Services				135	Storage
12		Administration				1,034	Office
120		Building Services				135	Storage
121		Administration				312	Office Suite
122		Administration				627	Office Suite
123		Administration				117	Office Suite
124		Administration				42	Office Suite
125		Administration				288	Office Suite
126		Administration				270	Office Suite
127		Administration				165	Office Suite
128		Administration				165	Office Suite
129		Administration				165	Office Suite
13		Administration				352	Office
130		Administration				216	Office Suite
131		Administration				156	Office Suite
132		Administration				156	Office Suite
133		Administration				156	Office Suite
135		Auxiliary				120	Nurse Suite
136		Auxiliary				120	Nurse Suite
137		Auxiliary				120	Nurse Suite
138		Auxiliary				352	Nurse Suite
139		Auxiliary				154	Nurse Suite
14		Instruction				836	Classroom
140		Building Services				1,395	Locker Room
141		Building Services				308	Locker Room Area
142		Building Services				418	Locker Room Area
143		Auxiliary				7,480	Gymnasium
144		Auxiliary				420	Storage
145		Building Services				196	Storage
146		Building Services				390	Storage
147		Building Services				208	Storage
148		Building Services				286	Storage
149		Building Services				88	Storage
15		Administration				352	Office
150		Building Services				224	Storage
151		Building Services				1,395	Locker Room
152		Building Services				682	Locker Room Area
153		Building Services				418	Locker Room Area
155		Building Services				128	Storage
156		Instruction				770	Classroom
157		Instruction				770	Classroom

# DCPS PCA Property Rollup



## Space Utilization for Hamilton Center

158	Building Services	5,000	Corridor
159	Building Services	5,000	Corridor
16	Instruction	1,216	Classroom
160	Building Services	912	Corridor
161	Building Services	912	Corridor
162	Instruction	1,034	Classroom
163	Instruction	1,408	Classroom
165	Instruction	704	Classroom
166	Instruction	704	Classroom
167	Instruction	1,056	Classroom
168	Building Services	252	Storage
169	Instruction	704	Classroom
17	Administration	836	Office
170	Instruction	704	Classroom
171	Instruction	704	Classroom
172	Instruction	704	Classroom
173	Building Services	345	Storage
174	Instruction	1,200	Classroom
175	Instruction	1,034	Classroom
176	Instruction	616	Classroom
177	Instruction	704	Classroom
178	Instruction	704	Classroom
179	Instruction	704	Classroom
18	Administration	352	Office
180	Instruction	704	Classroom
181	Instruction	704	Classroom
182	Instruction	704	Classroom
183	Instruction	704	Classroom
184	Instruction	704	Classroom
185	Instruction	1,034	Classroom
186	Instruction	770	Classroom
187	Instruction	770	Classroom
188	Building Services	220	Storage
189	Building Services	336	Storage
19	Building Services	133	Storage
190	Building Services	238	Storage
2	Building Services	0	Mech
20	Building Services	224	Storage
200	Building Services	238	Storage
201	Building Services	238	Storage
204	Building Services	416	Mech
205	Building Services	272	Storage
206	Building Services	272	Storage
207	Building Services	272	Storage
208	Building Services	416	Storage
209	Auxiliary	3,480	Media Center
21	Building Services	210	Storage
210	Administration	299	Office
211	Administration	207	Office
212	Administration	220	Office
213	Administration	220	Office
215	Instruction	704	Classroom
216	Instruction	704	Classroom
217	Building Services	4,500	Corridor
218	Building Services	4,500	Corridor
219	Building Services	984	Corridor
220	Building Services	880	Corridor
221	Building Services	880	Corridor
23	Building Services	289	Storage
24	Building Services	56	Storage
25	Building Services	414	Storage
26	Building Services	252	Storage
27	Building Services	208	Storage
28	Building Services	234	Storage
29	Building Services	540	Storage
3	Building Services	0	Mech

# DCPS PCA Property Rollup



## Space Utilization for Hamilton Center

30	Building Services	306	Storage
32	Building Services	120	Storage
33	Building Services	465	Storage
34	Building Services	1,034	Kitchen
35	Building Services	3,040	Cafeteria
36	Administration	3,744	Administration Suite
37	Building Services	102	Storage
38	Building Services	102	Storage
39	Building Services	684	Storage
4	Building Services	0	Mech
40	Building Services	72	Storage
41	Building Services	270	Storage
42	Building Services	540	Storage
43	Building Services	270	Storage
44	Building Services	432	Storage
45	Building Services	495	Storage
46	Building Services	289	Storage
47	Administration	1,034	Conference Room
48	Building Services	308	Vestibule
49	Building Services	308	Vestibule
5	Building Services	0	Mech
50	Instruction	704	Classroom
51	Administration	704	Office
52	Instruction	704	Classroom
53	Instruction	704	Classroom
54	Instruction	1,034	Classroom
55	Building Services	1,962	Corridor
56	Building Services	1,962	Corridor
57	Building Services	920	Corridor
58	Instruction	1,200	Classroom
59	Instruction	1,200	Classroom
6	Building Services	0	Mech
60	Instruction	800	Classroom
61	Instruction	800	Classroom
62	Instruction	800	Classroom
63	Administration	325	Conference Room
64	Instruction	800	Classroom
65	Instruction	925	Classroom
66	Instruction	800	Classroom
67	Instruction	800	Classroom
68	Instruction	950	Classroom
7	Building Services	0	Mech
74	Instruction	1,350	Classroom
75	Instruction	1,034	Classroom
76	Administration	384	Office
77	Administration	252	Office
78	Administration	252	Office
79	Administration	336	Office
8	Building Services	0	Mech
80	Instruction Support	1,034	Computer Lab
81	Instruction	704	Classroom
82	Building Services	378	Vestibule
83	Building Services	840	Vestibule
86	Instruction	704	Classroom
87	Auxiliary	1,034	Library
88	Administration	294	Office
89	Building Services	81	Storage
9	Building Services	0	Mech
90	Building Services	81	Storage
91	Administration	528	Office
92	Administration	528	Office
93	Administration	950	Conference Room
94	Building Services	225	Storage
95	Building Services	49	Storage
96	Building Services	49	Storage
97	Instruction	950	Classroom

# DCPS PCA Property Rollup



## Space Utilization for Hamilton Center

99	Administration			1,265	Office
<b>Floor Totals:</b>				<b>142,335</b>	
<b>Property Totals:</b>				<b>142,335</b>	

No 2012 Pathways Data has been Provided

# DCPS PCA Property Rollup



## Uniformat Level 2 Asset Condition Rating For Hamilton Center

		2012 iPlan Scoring			
Condition	Score	From	To	Rating	
Good	10	100%	0%	20%	Good
Fair-Good	8	80%	20%	40%	Fair
Fair	6	60%	40%	60%	Poor
Poor-Fair	4	40%	60%	80%	Poor
Poor	2	20%	80%	100%	Unsatisfactory

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
<b>A10 Foundations</b>														
Capital Replacement	Good	A10 Foundations	A10 Foundations	80,000.00	SF	11.60	928,000.00	10	10.00	100%	10.00	10.00		
							<b>928,000.00</b>	<b>10</b>			<b>10.00</b>	<b>10.00</b>	<b>0%</b>	<b>Good</b>
<b>A20 Basement Construction</b>														
Capital Replacement	Good	A20 Basement Construction	A20 Basement Construction	10,000.00	SF	8.90	89,000.00	10	10.00	100%	10.00	10.00		
							<b>89,000.00</b>	<b>10</b>			<b>10.00</b>	<b>10.00</b>	<b>0%</b>	<b>Good</b>
<b>B10 SuperStructure</b>														
Deferred Maintenance	Poor - Fair	B10 SuperStructure	Cracking CMU and Concrete Walls	1.00	LS	10,000.00	10,000.00	4	10.00	0%	0.02	0.04		
Capital Replacement	Good	B10 SuperStructure	B10 SuperStructure	180,700.00	SF	13.40	2,421,380.00	10	10.00	100%	9.96	9.96		
							<b>2,431,380.00</b>	<b>14</b>			<b>9.98</b>	<b>10.00</b>	<b>0%</b>	<b>Good</b>
<b>B20 Exterior Enclosure</b>														
Deferred Maintenance	Poor	B20 Exterior Enclosure	Recaulk expansion and control joints	500.00	LF	13.16	6,580.00	2	10.00	0%	0.00	0.01		
Capital Replacement	Fair	B20 Exterior Enclosure	Paint Exterior Metal Grates at Windows	5,395.00	SF	2.25	12,138.75	6	10.00	0%	0.01	0.01		
Capital Replacement	Good	B20 Exterior Enclosure	Precast Concrete Panels with Exposed	11,120.00	SF	19.97	222,066.40	10	10.00	2%	0.18	0.18		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Repoint Brick Masonry Exterior Walls	3,200.00	SF	25.96	83,072.00	8	10.00	1%	0.05	0.07		
Deferred Maintenance	Fair - Good	B20 Exterior Enclosure	Repair and Repoint Brick Masonry	250.00	SF	25.96	6,490.00	8	10.00	0%	0.00	0.01		
Capital Replacement	Poor - Fair	B20 Exterior Enclosure	Exterior Windows	187,700.00	SF	62.80	11,787,560.00	4	10.00	97%	3.87	9.68		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Exterior Metal Doors	42.00	EACH	1,500.00	63,000.00	8	10.00	1%	0.04	0.05		
							<b>12,180,907.15</b>	<b>46</b>			<b>4.16</b>	<b>10.00</b>	<b>58%</b>	<b>Poor</b>
<b>B30 Roofing</b>														
Capital Replacement	Fair	B30 Roofing	Atrium Skylight	1,000.00	SF	39.94	39,940.00	6	10.00	8%	0.47	0.78		
Deferred Maintenance	Poor - Fair	B30 Roofing	Modified Bitumen - Single Ply	80,000.00	SF	5.90	472,000.00	4	10.00	92%	3.69	9.22		
							<b>511,940.00</b>	<b>10</b>			<b>4.16</b>	<b>10.00</b>	<b>58%</b>	<b>Poor</b>
<b>C10 Interior Construction</b>														
Capital Replacement	Fair	C10 Interior Construction	Single Hollow Metal Door	65.00	EACH	1,200.00	78,000.00	6	10.00	100%	6.00	10.00		
							<b>78,000.00</b>	<b>6</b>			<b>6.00</b>	<b>10.00</b>	<b>40%</b>	<b>Fair</b>
<b>C20 Stairs</b>														
Capital Replacement	Good	C20 Stairs	C20 Stairs	7,450.00	SF	0.08	596.00	10	10.00	100%	10.00	10.00		
							<b>596.00</b>	<b>10</b>			<b>10.00</b>	<b>10.00</b>	<b>0%</b>	<b>Good</b>
<b>C30 Interior Finishes</b>														
Capital Replacement	Fair - Good	C30 Interior Finishes	Paint Interior Ceilings	46,925.00	SF	11.60	544,330.00	8	10.00	15%	1.18	1.47		
Capital Replacement	Good	C30 Interior Finishes	Acoustic Ceiling System	87,575.00	SF	9.68	847,726.00	10	10.00	23%	2.30	2.30		
Capital Replacement	Fair - Good	C30 Interior Finishes	Ceramic Tile Flooring	2,900.00	SF	17.38	50,402.00	8	10.00	1%	0.11	0.14		
Capital Replacement	Fair	C30 Interior Finishes	Vinyl Tile Flooring	7,637.00	SY	67.75	517,406.75	6	10.00	14%	0.84	1.40		
Deferred Maintenance	Poor	C30 Interior Finishes	Carpet Flooring	78.00	SY	67.40	5,257.20	2	10.00	0%	0.00	0.01		
Capital Replacement	Good	C30 Interior Finishes	Wood Flooring - Premium	2,294.00	SF	50.00	114,700.00	10	10.00	3%	0.31	0.31		
Capital Replacement	Good	C30 Interior Finishes	Quarry Tile Flooring	4,500.00	SF	13.10	58,950.00	10	10.00	2%	0.16	0.16		
Capital Replacement	Fair - Good	C30 Interior Finishes	Paint Interior Walls	180,700.00	SF	1.78	321,646.00	8	10.00	9%	0.70	0.87		
Capital Replacement	Good	C30 Interior Finishes	Vinyl Tile Flooring	9,529.00	SY	67.75	645,589.75	10	10.00	17%	1.75	1.75		
Capital Replacement	Fair - Good	C30 Interior Finishes	Carpet Flooring	312.00	SY	67.40	21,028.80	8	10.00	1%	0.05	0.06		
Capital Replacement	Fair	C30 Interior Finishes	Folding Wood Partition Walls	2,294.00	SF	61.85	141,883.90	6	10.00	4%	0.23	0.38		
Deferred Maintenance	Poor - Fair	C30 Interior Finishes	Acoustic Ceiling System	33,200.00	SF	9.68	321,376.00	4	10.00	9%	0.35	0.87		
Deferred Maintenance	Poor - Fair	C30 Interior Finishes	Vinyl Tile Flooring	1,486.00	SY	67.75	100,676.50	4	10.00	3%	0.11	0.27		
							<b>3,690,972.90</b>	<b>94</b>			<b>8.08</b>	<b>10.00</b>	<b>19%</b>	<b>Good</b>
<b>D20 Plumbing</b>														
Capital Replacement	Fair	D20 Plumbing	Floor Mounted Drinking Fountain	1.00	EACH	2,000.00	2,000.00	6	10.00	0%	0.01	0.02		

# DCPS PCA Property Rollup



## Uniformat Level 2 Asset Condition Rating For Hamilton Center

		2012 iPlan Scoring			
Condition	Score	From	To	Rating	
Good	10	100%	0%	20%	Good
Fair-Good	8	80%	20%	40%	Fair
Fair	6	60%	40%	60%	Poor
Poor-Fair	4	40%	60%	80%	Poor
Poor	2	20%	80%	100%	Unsatisfactory

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
Capital Replacement	Good	D20 Plumbing	Domestic Hot Water Boiler	1.00	EACH	15,961.00	15,961.00	10	10.00	1%	0.15	0.15		
Capital Replacement	Fair	D20 Plumbing	Wall Hung Urinals	26.00	EACH	1,235.00	32,110.00	6	10.00	3%	0.18	0.29		
Capital Replacement	Fair	D20 Plumbing	Shower Components - Head, Arm,	38.00	EACH	532.00	20,216.00	6	10.00	2%	0.11	0.18		
Capital Replacement	Fair - Good	D20 Plumbing	Domestic Water Piping System	180,700.00	SF	3.15	569,205.00	8	10.00	52%	4.15	5.19		
Capital Replacement	Fair	D20 Plumbing	Sanitary Waste Piping	180,700.00	SF	1.37	247,559.00	6	10.00	23%	1.35	2.26		
Capital Replacement	Good	D20 Plumbing	Floor Mounted Toilets	53.00	EACH	1,455.00	77,115.00	10	10.00	7%	0.70	0.70		
Deferred Maintenance	Poor	D20 Plumbing	Install Drinking Fountain Third Floor	1.00	EACH	2,545.00	2,545.00	2	10.00	0%	0.00	0.02		
Capital Replacement	Good	D20 Plumbing	Wall Hung Drinking Fountains	12.00	EACH	2,545.00	30,540.00	10	10.00	3%	0.28	0.28		
Capital Replacement	Fair - Good	D20 Plumbing	Wall Hung Lavatory Sinks	35.00	EACH	1,400.00	49,000.00	8	10.00	4%	0.36	0.45		
Capital Replacement	Good	D20 Plumbing	Domestic Hot Water Storage Tanks	2.00	EACH	25,000.00	50,000.00	10	10.00	5%	0.46	0.46		
<b>D20 Plumbing</b>							<b>1,096,251.00</b>	<b>82</b>			<b>7.75</b>	<b>10.00</b>	<b>22%</b>	<b>Fair</b>
<b>D30 HVAC</b>														
Capital Replacement	Poor - Fair	D30 HVAC	Central Heating Boiler 2	1.00	EACH	199,525.53	199,525.53	4	10.00	12%	0.48	1.21		
Deferred Maintenance	Poor	D30 HVAC	Centrifugal Roof Exhaust Fan Systems	2.00	EACH	2,585.00	5,170.00	2	10.00	0%	0.01	0.03		
Capital Replacement	Good	D30 HVAC	Complete System- Outdoor and Indoor	2.50	TON	2,000.00	5,000.00	10	10.00	0%	0.03	0.03		
Capital Replacement	Fair	D30 HVAC	Central Air Handling Units	11.00	EACH	15,000.00	165,000.00	6	10.00	10%	0.60	1.00		
Capital Replacement	Poor - Fair	D30 HVAC	Unit Ventilators	69.00	EACH	7,685.00	530,265.00	4	10.00	32%	1.29	3.22		
Capital Replacement	Good	D30 HVAC	Recirculation Pumps, 25 HP	2.00	EACH	9,204.00	18,408.00	10	10.00	1%	0.11	0.11		
Capital Replacement	Good	D30 HVAC	Complete System- Outdoor and Indoor	7.00	TON	2,000.00	14,000.00	10	10.00	1%	0.08	0.08		
Deferred Maintenance	Poor	D30 HVAC	Boiler Room Piping & Valves	1.00	LS	25,000.00	25,000.00	2	10.00	2%	0.03	0.15		
Capital Replacement	Poor - Fair	D30 HVAC	Central Heating Boiler 3	1.00	EACH	199,525.53	199,525.53	4	10.00	12%	0.48	1.21		
Capital Replacement	Good	D30 HVAC	Centrifugal Roof Exhaust Fan Systems	24.00	EACH	2,585.00	62,040.00	10	10.00	4%	0.38	0.38		
Deferred Maintenance	Poor	D30 HVAC	Commercial Kitchen Exhaust System	1.00	EACH	11,327.01	11,327.01	2	10.00	1%	0.01	0.07		
Deferred Maintenance	Poor	D30 HVAC	Metal Exhaust Hoods	17.00	EACH	2,500.00	42,500.00	2	10.00	3%	0.05	0.26		
Capital Replacement	Fair	D30 HVAC	Fin-Tube Convectors - Wall	372.00	LF	130.00	48,360.00	6	10.00	3%	0.18	0.29		
Capital Replacement	Poor - Fair	D30 HVAC	Central Heating Boiler 1	1.00	EACH	199,525.53	199,525.53	4	10.00	12%	0.48	1.21		
Capital Replacement	Fair - Good	D30 HVAC	Window A/C Units	100.00	TON	1,127.00	112,700.00	8	10.00	7%	0.55	0.68		
Capital Replacement	Good	D30 HVAC	Complete System- Outdoor and Indoor	5.00	TON	2,000.00	10,000.00	10	10.00	1%	0.06	0.06		
<b>D30 HVAC</b>							<b>1,648,346.60</b>	<b>94</b>			<b>4.83</b>	<b>10.00</b>	<b>52%</b>	<b>Poor</b>
<b>D40 Fire Protection Systems</b>														
Capital Replacement	Fair - Good	D40 Fire Protection Systems	Fire Extinguishers	30.00	EACH	250.00	7,500.00	8	10.00	100%	8.00	10.00		
<b>D40 Fire Protection Systems</b>							<b>7,500.00</b>	<b>8</b>			<b>8.00</b>	<b>10.00</b>	<b>20%</b>	<b>Good</b>
<b>D50 Electrical Systems</b>														
Capital Replacement	Poor	D50 Electrical Systems	Central Fire Alarm Panel	1.00	EACH	12,000.00	12,000.00	2	10.00	2%	0.04	0.18		
Capital Replacement	Poor - Fair	D50 Electrical Systems	Panelboards - 120/208volts, 200amp	12.00	EACH	3,525.00	42,300.00	4	10.00	6%	0.25	0.63		
Capital Replacement	Fair	D50 Electrical Systems	Upgrade to T8 Fixtures	180,700.00	SF	2.80	505,960.00	6	10.00	76%	4.55	7.58		
Deferred Maintenance	Poor	D50 Electrical Systems	Replace existing horn with horn/strobe	35.00	EACH	308.04	10,781.40	2	10.00	2%	0.03	0.16		
Capital Replacement	Poor - Fair	D50 Electrical Systems	Main Electrical Switchgear	2,000.00	AMP	31.95	63,900.00	4	10.00	10%	0.38	0.96		
Capital Replacement	Good	D50 Electrical Systems	Exit Lights L.E.D	40.00	EACH	345.32	13,812.80	10	10.00	2%	0.21	0.21		
Capital Replacement	Good	D50 Electrical Systems	Roof and Building Mounted Exterior	26.00	EACH	709.32	18,442.32	10	10.00	3%	0.28	0.28		
<b>D50 Electrical Systems</b>							<b>667,196.52</b>	<b>38</b>			<b>5.74</b>	<b>10.00</b>	<b>43%</b>	<b>Poor</b>
<b>E10 Equipment</b>														
Deferred Maintenance	Poor	E10 Equipment	Remove Abandoned Walk-in Coolers	2.00	LS	2,500.00	5,000.00	2	10.00	17%	0.33	1.67		
Capital Replacement	Fair	E10 Equipment	Commercial Kitchen Food Service	1.00	LS	25,000.00	25,000.00	6	10.00	83%	5.00	8.33		
<b>E10 Equipment</b>							<b>30,000.00</b>	<b>8</b>			<b>5.33</b>	<b>10.00</b>	<b>47%</b>	<b>Poor</b>
<b>E20 Furnishings</b>														

# DCPS PCA Property Rollup



## Uniformat Level 2 Asset Condition Rating For Hamilton Center

Condition	Score	2012 iPlan Scoring			Rating
		From	To		
Good	10	100%	0%	20%	Good
Fair-Good	8	80%	20%	40%	Fair
Fair	6	60%	40%	60%	Poor
Poor-Fair	4	40%	60%	80%	Poor
Poor	2	20%	80%	100%	Unsatisfactory

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
Capital Replacement	Fair - Good	E20 Furnishings	E20 Furnishings	180,700.00	SF	0.13	23,491.00	8	10.00	100%	8.00	10.00		
<b>E20 Furnishings</b>							<b>23,491.00</b>	<b>8</b>			<b>8.00</b>	<b>10.00</b>	<b>20%</b>	<b>Good</b>
<b>G20 Site Improvements</b>														
Capital Replacement	Good	G20 Site Improvements	Concrete Retaining Walls	2,500.00	SF	42.72	106,800.00	10	10.00	16%	1.57	1.57		
Capital Replacement	Good	G20 Site Improvements	Children's Playground Equipment	2.00	EACH	12,000.00	24,000.00	10	10.00	4%	0.35	0.35		
Deferred Maintenance	Poor	G20 Site Improvements	Install Metal Handrails at Site Steps	24.00	LF	47.39	1,137.36	2	10.00	0%	0.00	0.02		
Deferred Maintenance	Poor	G20 Site Improvements	Cracking and Spalling Concrete	1,880.00	LF	33.13	62,284.40	2	10.00	9%	0.18	0.91		
Capital Replacement	Fair	G20 Site Improvements	Concrete Steps	320.00	SF	87.00	27,840.00	6	10.00	4%	0.24	0.41		
Deferred Maintenance	Poor - Fair	G20 Site Improvements	Restripe Parking Lot	39.00	EACH	35.00	1,365.00	4	10.00	0%	0.01	0.02		
Deferred Maintenance	Poor - Fair	G20 Site Improvements	Concrete Pavement – Parking Lot and	8,180.00	SF	8.09	66,176.20	4	10.00	10%	0.39	0.97		
Deferred Maintenance	Poor - Fair	G20 Site Improvements	Chain Link Galvanized Fence	530.00	LF	5.00	2,650.00	4	10.00	0%	0.02	0.04		
Deferred Maintenance	Poor - Fair	G20 Site Improvements	Re-grading landscape and	555.00	SY	26.39	14,646.45	4	10.00	2%	0.09	0.21		
Capital Replacement	Fair	G20 Site Improvements	Concrete Paved Parking Lot	13,650.00	SF	8.09	110,428.50	6	10.00	16%	0.97	1.62		
Capital Replacement	Fair	G20 Site Improvements	Concrete Paved Drive Lane	32,720.00	SF	8.09	264,704.80	6	10.00	39%	2.33	3.88		
<b>G20 Site Improvements</b>							<b>682,032.71</b>	<b>58</b>			<b>6.15</b>	<b>10.00</b>	<b>39%</b>	<b>Fair</b>
<b>G30 Site Civil/Mechanical Utilities</b>														
Capital Replacement	Fair - Good	G30 Site Civil/Mechanical Utilities	G30 Site Civil/Mechanical Utilities	230,000.00	SF	0.56	128,800.00	8	10.00	100%	8.00	10.00		
<b>G30 Site Civil/Mechanical Utilities</b>							<b>128,800.00</b>	<b>8</b>			<b>8.00</b>	<b>10.00</b>	<b>20%</b>	<b>Good</b>
<b>G40 Site Electrical Utilities</b>														
Capital Replacement	Fair	G40 Site Electrical Utilities	G40 Site Electrical Utilities	230,000.00	SF	0.89	204,700.00	6	10.00	91%	5.45	9.08		
Capital Replacement	Fair	G40 Site Electrical Utilities	Emergency Generator, 30 kW	1.00	EACH	20,670.00	20,670.00	6	10.00	9%	0.55	0.92		
<b>G40 Site Electrical Utilities</b>							<b>225,370.00</b>	<b>12</b>			<b>6.00</b>	<b>10.00</b>	<b>40%</b>	<b>Fair</b>
<b>Z10 General Requirements</b>														
Plant Adaptation	Good	Z10 General Requirements	Z1010.3 Consider: Fire Protection	1.00	LS	1,366,387.00	1,366,387.00	10	10.00	43%	4.29	4.29		
Plant Adaptation	Good	Z10 General Requirements	Z1010.2 Consider: ADA Investments	1.00	LS	88,000.00	88,000.00	10	10.00	3%	0.28	0.28		
Plant Adaptation	Good	Z10 General Requirements	Z1010.6 Consider: LEED Investments	1.00	LS	253,523.00	253,523.00	10	10.00	8%	0.80	0.80		
Plant Adaptation	Fair	Z10 General Requirements	Green Roof	80,000.00	SF	12.23	978,240.00	6	10.00	31%	1.84	3.07		
Plant Adaptation	Fair	Z10 General Requirements	Green Roof Structural Evaluation by	1.00	LS	7,500.00	7,500.00	6	10.00	0%	0.01	0.02		
Plant Adaptation	Good	Z10 General Requirements	Z1010.7 Consider: Safety Security	1.00	LS	394,559.00	394,559.00	10	10.00	12%	1.24	1.24		
Plant Adaptation	Good	Z10 General Requirements	Z1010.5 Consider: Haz Mat Investments	1.00	LS	500.00	500.00	10	10.00	0%	0.00	0.00		
Plant Adaptation	Good	Z10 General Requirements	Z1010.1 Consider: Access Contro	1.00	LS	97,440.00	97,440.00	10	10.00	3%	0.31	0.31		
<b>Z10 General Requirements</b>							<b>3,186,149.00</b>	<b>72</b>			<b>8.76</b>	<b>10.00</b>	<b>12%</b>	<b>Good</b>

# DCPS PCA Property Rollup

## Assessment Images for Hamilton Center

### Property Images

**Primary Image:**

Front elevation of building



**Image 2:**

Building identification on front canopy



**Image 3:**

Left side elevation of building



# DCPS PCA Property Rollup

## Assessment Images for Hamilton Center

### Image 4:

Right side elevation of building



### Image 5:

Rear elevation of building



### Image 6:

Overview of rear parking lot



## Asset Images

### B10 - SUPERSTRUCTURE

#### B10 SuperStructure

**Concrete superstructure:**

Asset Photo: B10 SuperStructure.1



### B1032 - CONCRETE FRAME STRUCTURE

#### Cracking CMU and Concrete Walls

**Shifting CMU block wall classroom 324:**

Asset Photo: Cracking CMU and Concrete Walls.1



**Cracking concrete beam classroom 322:**

Asset Photo: Cracking CMU and Concrete Walls.2



### B2011 - EXTERIOR WALL CONSTRUCTION

#### Recaulk expansion and control joints

## Asset Images

### Cracking expansion joint front exterior wall:

Asset Photo: Recaulk expansion and control joints.1



### Precast Concrete Panels with Exposed Aggregate

#### Precast Concrete Panels with Exposed Aggregate:

Asset Photo: Precast Concrete Panels with Exposed Aggregate.1



### Repoint Brick Masonry Exterior Walls

#### Brick masonry exterior wall:

Asset Photo: Repoint Brick Masonry Exterior Walls.1



### Repair and Repoint Brick Masonry Exterior Walls

# DCPS PCA Property Rollup

## Asset Images

**Missing mortar at brick masonry east side of building:**

Asset Photo: Repair and Repoint Brick Masonry Exterior Walls.1



**Cracking brick masonry east side of building:**

Asset Photo: Repair and Repoint Brick Masonry Exterior Walls.2



## B2021 - WINDOWS

### Paint Exterior Metal Grates at Windows

**Metal grates covering at windows:**

Asset Photo: Paint Exterior Metal Grates at Windows.1



### Exterior Windows

## Asset Images

### Exterior windows:

Asset Photo: Exterior Windows.1



## B2039 - OTHER DOORS & ENTRANCES

### Exterior Metal Doors

### Exterior metal doors:

Asset Photo: Exterior Metal Doors.1



## B3011 - ROOF FINISHES

### Modified Bitumen - Single Ply

### Flat roof:

Asset Photo: Modified Bitumen - Single Ply.1



# DCPS PCA Property Rollup



## Asset Images

**Condition of roof:**  
Asset Photo: Modified Bitumen - Single Ply.2



**Opening at roof seam:**  
Asset Photo: Modified Bitumen - Single Ply.3



## B3021 - GLAZED ROOF OPENINGS

### Atrium Skylight

**Skylight over central Atrium:**  
Asset Photo: Atrium Skylight.1



## C1021 - INTERIOR DOORS

### Single Hollow Metal Door

## Asset Images

### Interior door:

Asset Photo: Single Hollow Metal Door.1



## C20 - STAIRS

### C20 Stairs

### Concrete stair systems:

Asset Photo: C20 Stairs.1



## C3012 - WALL FINISHES TO INTERIOR WALLS

### Paint Interior Walls

### Painted wall finishes in corridor:

Asset Photo: Paint Interior Walls.1



### Folding Wood Partition Walls

## Asset Images

**Gym folding wood partition wall:**

Asset Photo: Folding Wood Partition Walls.1



## C3024 - FLOORING

### Ceramic Tile Flooring

**Restroom ceramic tile flooring:**

Asset Photo: Ceramic Tile Flooring.1



### Vinyl Tile Flooring

**Storage room vinyl tile flooring:**

Asset Photo: Vinyl Tile Flooring.1



### Wood Flooring - Premium

## Asset Images

### Gym wood flooring:

Asset Photo: Wood Flooring - Premium.1



### Quarry Tile Flooring

### Kitchen quarry tile flooring:

Asset Photo: Quarry Tile Flooring.1



### Vinyl Tile Flooring

### Corridor vinyl tile flooring:

Asset Photo: Vinyl Tile Flooring.1



## Asset Images

**Classroom vinyl tile flooring:**

Asset Photo: Vinyl Tile Flooring.2



## Vinyl Tile Flooring

**Damaged 9X9 vinyl tile stage dressing room:**

Asset Photo: Vinyl Tile Flooring.1



**Third floor storage room 9X9 vinyl tile:**

Asset Photo: Vinyl Tile Flooring.2



## C3025 - CARPETING

### Carpet Flooring

## Asset Images

### **Carpeting at third floor room 300:**

Asset Photo: Broadloom Deluxe with Padding.1



## Carpet Flooring

### **Office carpet flooring:**

Asset Photo: Carpet Flooring.1



## C3031 - CEILING FINISHES

### **Paint Interior Ceilings**

### **Painted ceiling finishes at auditorium:**

Asset Photo: Paint Interior Ceilings.1



## C3032 - SUSPENDED CEILINGS

### **Acoustic Ceiling System**

## Asset Images

### Suspended ceiling tiles:

Asset Photo: Acoustic Ceiling System.1



### Acoustic Ceiling System

### Missing ceiling tiles third floor:

Asset Photo: Acoustic Ceiling System.1



## D2011 - WATER CLOSETS

### Floor Mounted Toilets

### Restroom toilet:

Asset Photo: Floor Mounted Toilets.1



## D2012 - URINALS

### Wall Hung Urinals

## Asset Images

### Wall hung urinals:

Asset Photo: Wall Hung Urinals.1



## D2013 - LAVATORIES

### Wall Hung Lavatory Sinks

#### Restroom lavatory sinks:

Asset Photo: Wall Hung Lavatory Sinks.1



## D2017 - SHOWERS

### Shower Components - Head, Arm, Bypass, Stops, Handles

#### Locker-room showers:

Asset Photo: Shower Components - Head, Arm, Bypass, Stops, Handles.1



## D2018 - DRINKING FOUNTAINS AND COOLERS

### Floor Mounted Drinking Fountain

## Asset Images

### Floor mounted drinking fountain:

Asset Photo: Floor Mounted Drinking Fountain.1



### Install Drinking Fountain Third Floor Corridor

### Missing drinking fountain third floor corridor:

Asset Photo: Install Drinking Fountain Third Floor Corridor.1



### Wall Hung Drinking Fountains

### Wall Hung drinking fountain in corridor:

Asset Photo: Wall Hung Drinking Fountains.1



## D2021 - COLD WATER SERVICE

### Domestic Water Piping System

## Asset Images

### Copper domestic water piping:

Asset Photo: Domestic Water Piping System.1



## D2022 - HOT WATER SERVICE

### Domestic Hot Water Boiler

### Domestic water boiler:

Asset Photo: Domestic Hot Water Boiler.1



## D2023 - DOMESTIC WATER SUPPLY EQUIPMENT

### Domestic Hot Water Storage Tanks

### Domestic water storage tanks:

Asset Photo: Domestic Hot Water Storage Tanks.1



## D2031 - WASTE PIPING

### Sanitary Waste Piping

## Asset Images

### Sanitary waste piping:

Asset Photo: Sanitary Waste Piping.1



## D3021 - BOILERS

### Central Heating Boiler 2

#### Heating boiler 2:

Asset Photo: Central Heating Boiler 2.1



### Central Heating Boiler 3

#### Heating boiler 3:

Asset Photo: Central Heating Boiler 3.1



### Central Heating Boiler 1

## Asset Images

### Heating boiler 1:

Asset Photo: Central Heating Boiler 1.1



## D3022 - BOILER ROOM PIPING & SPECIALTIES

### Recirculation Pumps, 25 HP

#### Recirculation pumps for heating system:

Asset Photo: Recirculation Pumps, 25 HP.1



### Boiler Room Piping & Valves

#### Water on boiler room floor:

Asset Photo: Boiler Room Piping & Valves.1



## Asset Images

**Leaking pipe/valve in boiler room:**

Asset Photo: Boiler Room Piping & Valves.2



## D3023 - AUXILIARY EQUIPMENT

### Fin-Tube Convectors - Wall

**Hydronic Convector:**

Asset Photo: Fin-Tube Convectors - Wall.1



## D3041 - AIR DISTRIBUTION SYSTEMS

### Central Air Handling Units

**Air handling unit on steel mezzanine:**

Asset Photo: Central Air Handling Units.1



## Asset Images

**Air handling unit in mechanical-storage room 6:**

Asset Photo: Central Air Handling Units.2



## Unit Ventilators

**Unit ventilator:**

Asset Photo: Unit Ventilators.1



## D3042 - EXHAUST VENTILATION SYSTEMS

### Centrifugal Roof Exhaust Fan Systems

**Roof exhaust fan missing cover:**

Asset Photo: Centrifugal Roof Exhaust Fan Systems.1



### Centrifugal Roof Exhaust Fan Systems

## Asset Images

### Roof mounted exhaust fan:

Asset Photo: Centrifugal Roof Exhaust Fan Systems.1



## Commercial Kitchen Exhaust System

### Non operating kitchen exhaust hood:

Asset Photo: Commercial Kitchen Exhaust System.1



## Metal Exhaust Hoods

### Rusting roof exhaust hood:

Asset Photo: Metal Exhaust Hoods.1



## D3051 - TERMINAL SELF-CONTAINED UNITS

### Window A/C Units

## Asset Images

### Window A/C units:

Asset Photo: Window A/C Units.1



## D3053 - SPLIT-SYSTEMS

### Complete System- Outdoor and Indoor unit

#### Rooftop condenser:

Asset Photo: Complete System- Outdoor and Indoor unit.1



### Complete System- Outdoor and Indoor unit

#### Rooftop condensers:

Asset Photo: Complete System- Outdoor and Indoor unit.1



### Complete System- Outdoor and Indoor unit

# DCPS PCA Property Rollup

## Asset Images

### Rooftop condensers:

Asset Photo: Complete System- Outdoor and Indoor unit.1



## D4031 - FIRE EXTINGUISHERS

### Fire Extinguishers

#### Fire extinguisher:

Asset Photo: Fire Extinguishers.1



## D5012 - LOW TENSION SERVICE & DIST.

### Panelboards - 120/208volts, 200amp

#### Original FPE electrical panels:

Asset Photo: Panelboards - 120/208volts, 200amp.1



### Main Electrical Switchgear

# DCPS PCA Property Rollup



## Asset Images

**Original FPE electrical switchgear:**

Asset Photo: Main Electrical Switchgear.1



## D5022 - LIGHTING EQUIPMENT

### Upgrade to T8 Fixtures

**Older T-12 light fixtures:**

Asset Photo: Upgrade to T8 Fixtures.1



### Roof and Building Mounted Exterior Light Fixtures

**Roof mounted exterior lights:**

Asset Photo: Roof and Building Mounted Exterior Light Fixtures.1



## D5037 - FIRE ALARM SYSTEMS

### Central Fire Alarm Panel



## Asset Images

### Fire alarm panel:

Asset Photo: Central Fire Alarm Panel.1



### Replace existing horn with horn/strobe

#### Missing strobe alarms in building:

Asset Photo: Replace existing horn with horn/strobe .1



## D5092 - EMERGENCY LIGHT & POWER SYSTEMS

### Exit Lights L.E.D

#### Illuminated exit sign:

Asset Photo: Exit Lights L.E.D.1



## E1093 - FOOD SERVICE EQUIPMENT

### Remove Abandoned Walk-in Coolers

## Asset Images

### Abandoned walk-in cooler at kitchen:

Asset Photo: Remove Abandoned Walk-in Coolers.1



## Commercial Kitchen Food Service Equipment

### Commercial kitchen:

Asset Photo: Commercial Kitchen Food Service Equipment.1



## E20 - FURNISHINGS

### E20 Furnishings

### Third floor classroom:

Asset Photo: E20 Furnishings.1



## G2021 - BASES AND SUB-BASES

### Concrete Pavement – Parking Lot and Drive Lane

# DCPS PCA Property Rollup



## Asset Images

### Deteriorated and cracked concrete pavement:

Asset Photo: Concrete Paved Parking Lot and Drive Lane.1



### Concrete Paved Parking Lot

### Concrete paved parking lot:

Asset Photo: Concrete Paved Parking Lot and Drive Lane.1



### Concrete Paved Drive Lane

### Concrete paved drive lane:

Asset Photo: Concrete Paved Parking Lot and Drive Lane.1



## G2025 - MARKINGS & SIGNAGE

### Restripe Parking Lot

## Asset Images

**Worn pavement markings at rear parking lot:**

Asset Photo: Restripe Parking Lot.1



## G2031 - PAVING & SURFACING

### Cracking and Spalling Concrete Sidewalks

**Spalling concrete sidewalks front of school:**

Asset Photo: Cracking and Spalling Concrete Sidewalks.1



**Condition of concrete sidewalks west side of school:**

Asset Photo: Cracking and Spalling Concrete Sidewalks.2



## G2033 - EXTERIOR STEPS

### Install Metal Handrails at Site Steps

## Asset Images

**Missing handrail at steps west side of building:**

Asset Photo: Install Metal Handrails at Site Steps.1



## Concrete Steps

**Concrete steps:**

Asset Photo: Concrete Steps.1

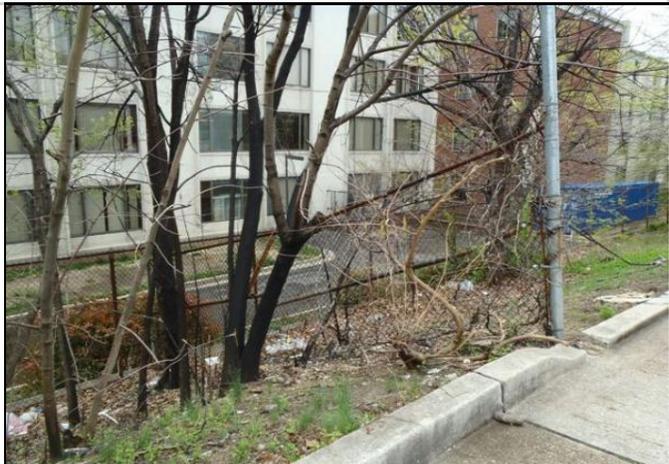


## G2041 - FENCES & GATES

### Chain Link Galvanized Fence

**Condition of site chain link fencing:**

Asset Photo: Chain Link Galvanized Fence.1



## G2042 - RETAINING WALLS

### Concrete Retaining Walls

## Asset Images

### Concrete retaining wall:

Asset Photo: Concrete Retaining Walls.1



## G2049 - MISCELLANEOUS STRUCTURES

### Children's Playground Equipment

#### Children play equipment (1 of 2):

Asset Photo: Children's Playground Equipment.1



## G2053 - TOP SOIL AND PLANTING BEDS

### Re-grading landscape and establishment of ground cover

#### Landscape ponding area west side of school:

Asset Photo: Re-grading landscape and establishment of ground cover .1



## Asset Images

**Bare soils at landscaping south side of school:**

Asset Photo: Re-grading landscape and establishment of ground cover .2



## G4092 - SITE EMERGENCY POWER GENERATION

### Emergency Generator, 30 kW

**Emergency generator:**

Asset Photo: Emergency Generator, 30 kW.1



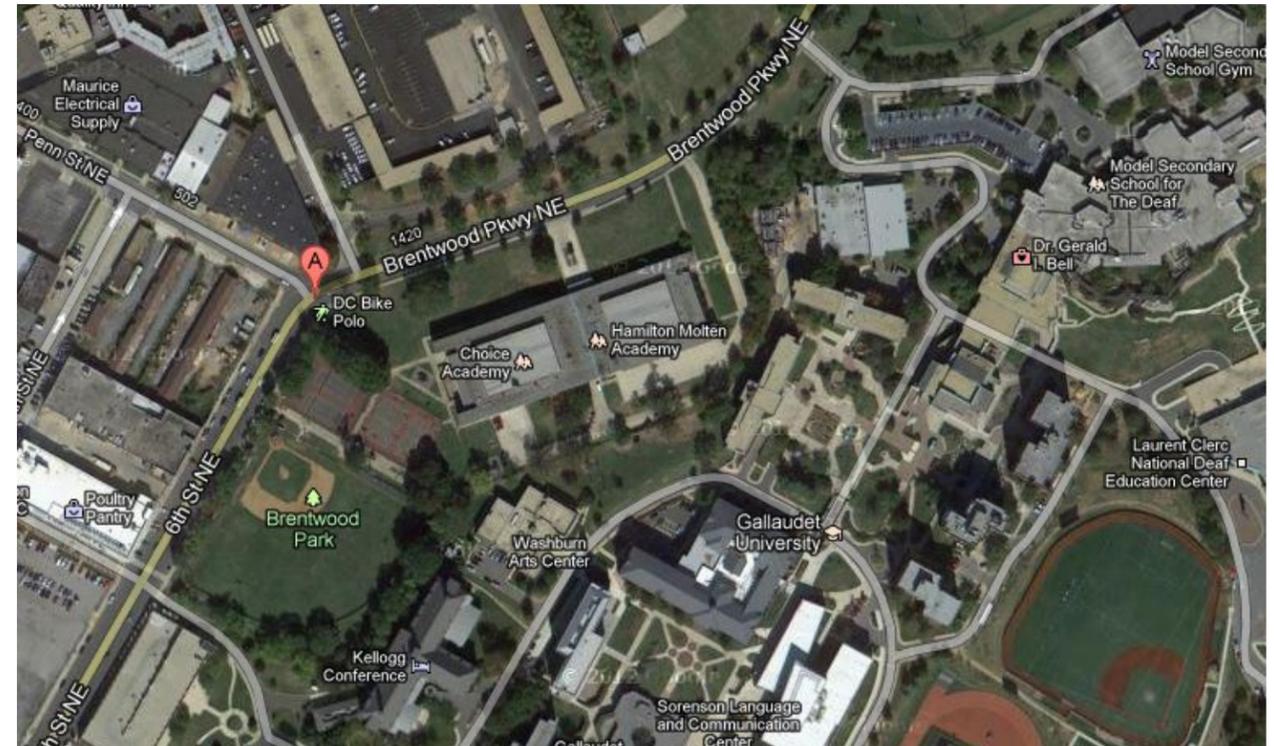
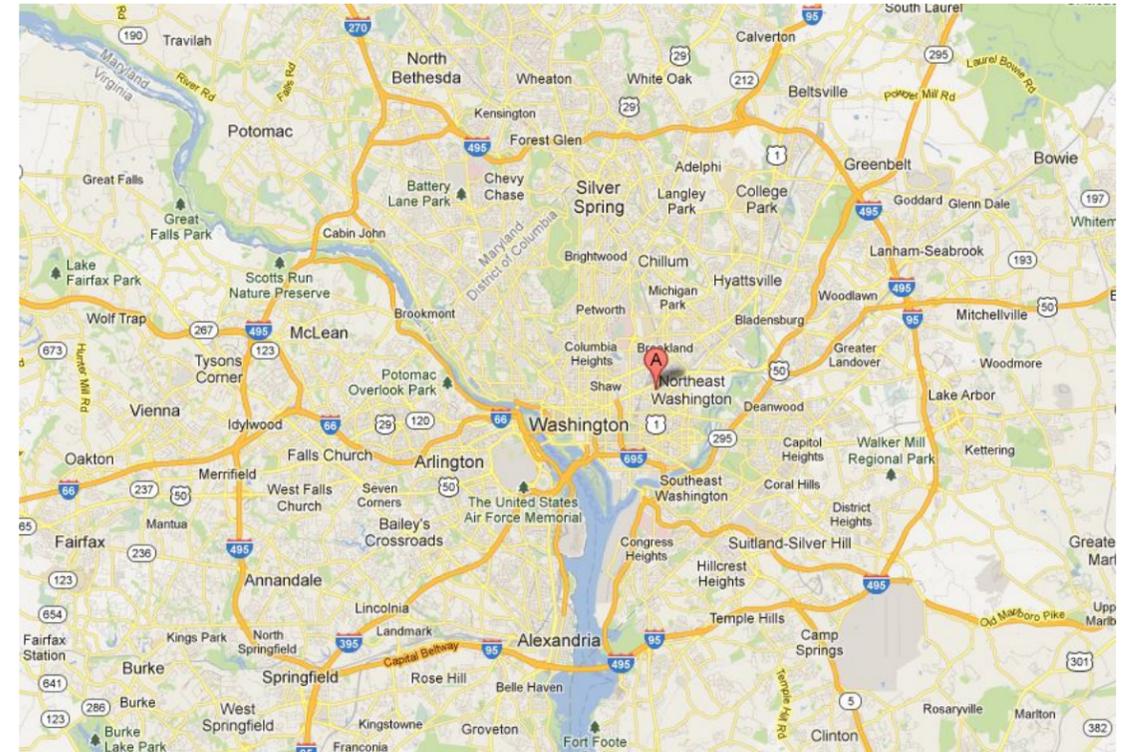
## Z1010.4 - CONSIDER: GREEN ROOF INVESTMENTS

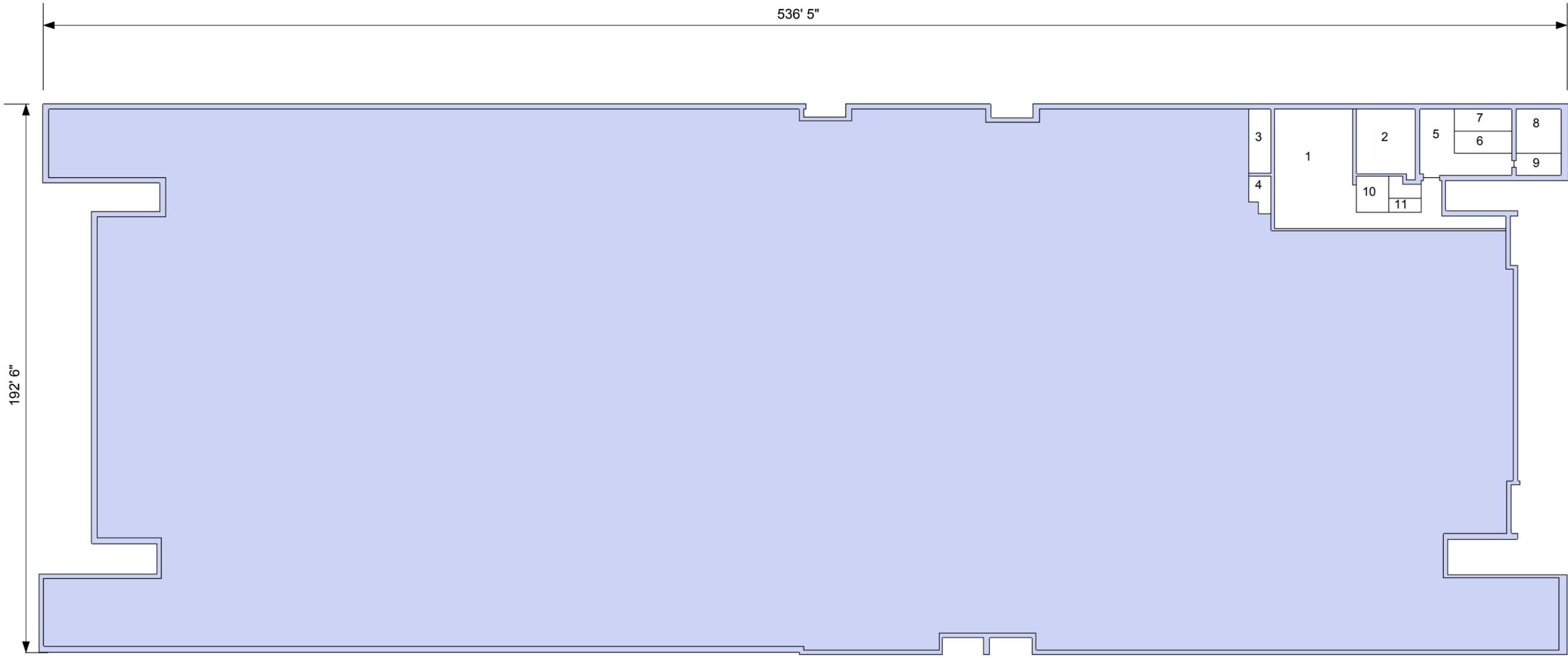
### Green Roof

**Flat roof:**

Asset Photo: Green Roof.1







192' 6"

536' 5"

# Basement Floor Hamilton Elementary

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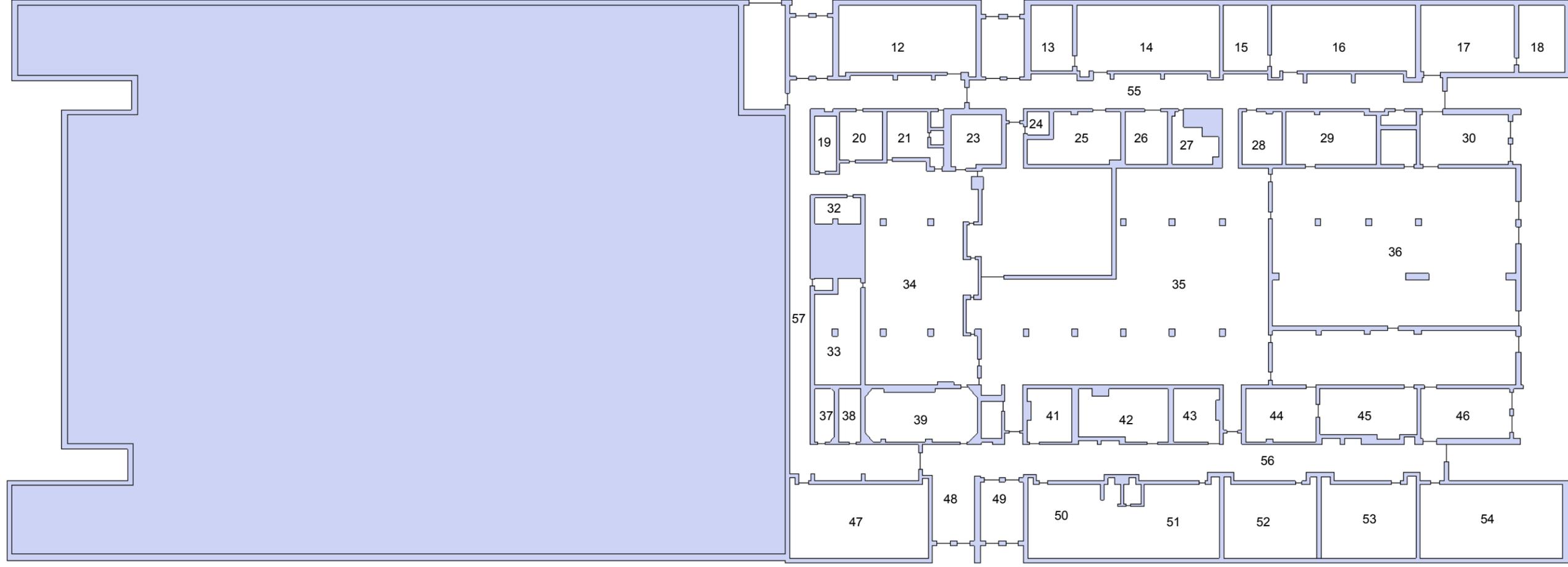
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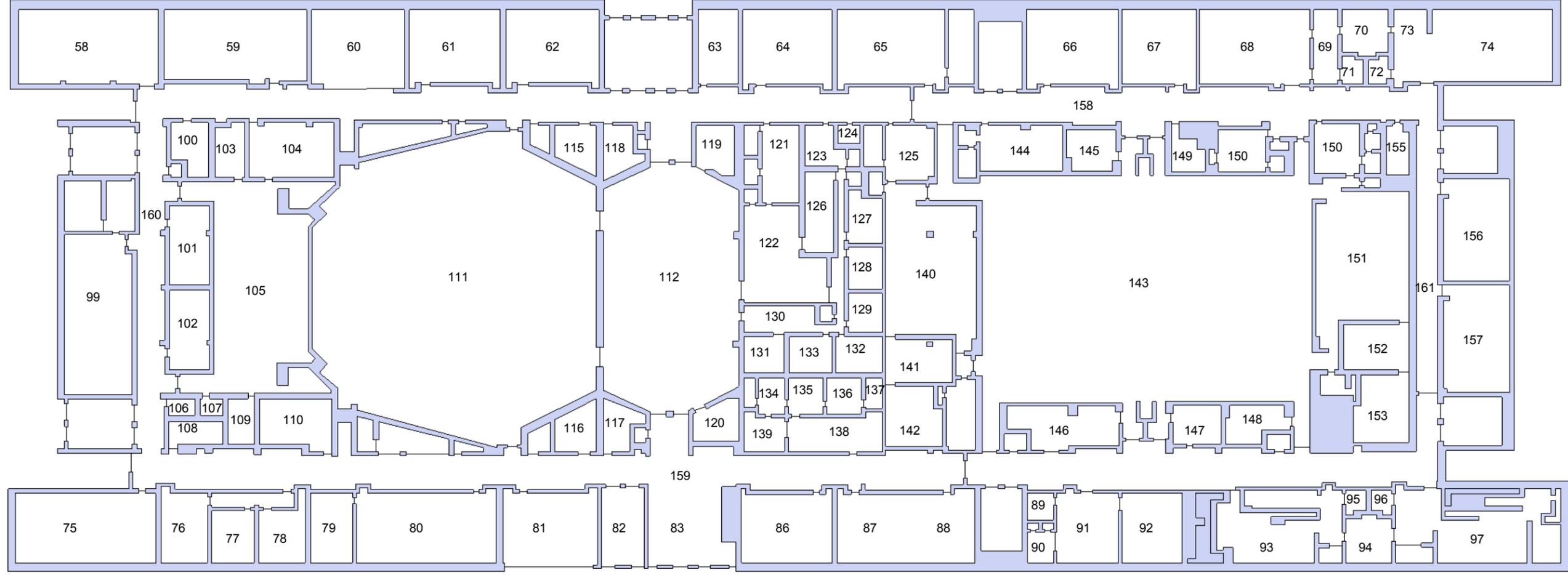
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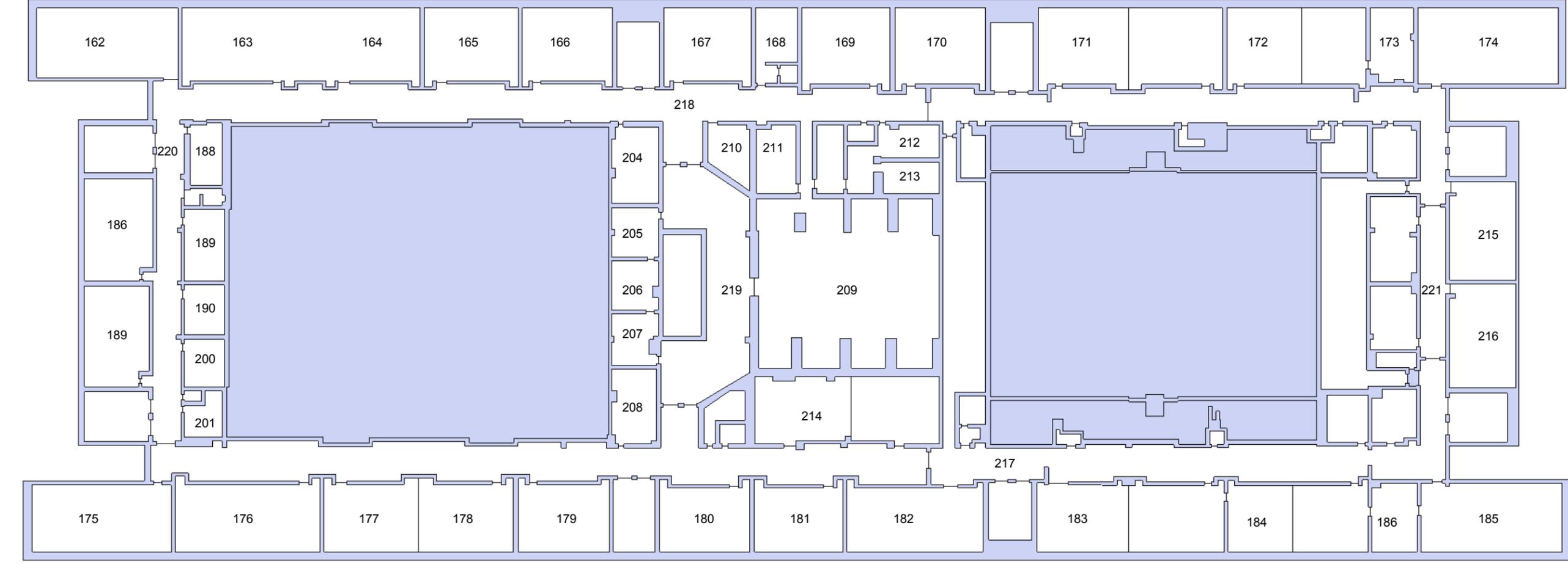
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**3rd Floor  
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Elementary**

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Room Inventory		Hamilton Center School			1401 Brentwood Parkway NE Washington DC		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
1		Building Services	Boiler Room			2500	50 50
2		Building Services	Mech			0	
3		Building Services	Mech			0	
4		Building Services	Mech			0	
5		Building Services	Mech			0	
6		Building Services	Mech			0	
7		Building Services	Mech			0	
8		Building Services	Mech			0	
9		Building Services	Mech			0	
10		Building Services	Mech			0	
11		Building Services	Mech			0	
12	1031	Administration	Office			1034	47 22
13	1028	Administration	Office			352	16 22
14	1026	Instruction	Classroom	Storage		836	38 22
15		Administration	Office			352	16 22
16		Instruction	Classroom	Storage		1216	38 32
17		Administration	Office			836	38 22
18		Administration	Office			352	16 22
19		Building Services	Storage			133	19 7
20		Building Services	Storage			224	16 14
21		Building Services	Storage			210	15 14
23		Building Services	Storage			289	17 17
24		Building Services	Storage			56	8 7
25		Building Services	Storage			414	18 23
26		Building Services	Storage			252	18 14
27		Building Services	Storage			208	16 13
28		Building Services	Storage			234	18 13
29		Building Services	Storage			540	18 30
30		Building Services	Storage			306	17 18
32		Building Services	Storage			120	8 15
33		Building Services	Storage			465	31 15
34		Building Services	Kitchen			1034	47 22
35		Building Services	Cafeteria			3040	32 95
36		Administration	Administration Suite			3744	78 48
37		Building Services	Storage			102	17 6
38		Building Services	Storage			102	17 6
39		Building Services	Storage			684	18 38
40		Building Services	Storage			72	12 6
41		Building Services	Storage			270	18 15
42		Building Services	Storage			540	18 30
43		Building Services	Storage			270	18 15

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44		Building Services	Storage			432	18 24
45		Building Services	Storage			495	15 33
46		Building Services	Storage			289	17 17
47	1001	Administration	Conference Room			1034	22 47
48		Building Services	Vestibule			308	22 14
49		Building Services	Vestibule			308	22 14
50	1005	Instruction	Classroom			704	32 22
51	1008	Administration	Office			704	32 22
52	123	Instruction	Classroom			704	32 22
53	121	Instruction	Classroom			704	32 22
54		Instruction	Classroom			1034	47 22
55		Building Services	Corridor			1962	9 218
56		Building Services	Corridor			1962	9 218
57		Building Services	Corridor			920	8 115
58		Instruction	Classroom			1200	25 48
59		Instruction	Classroom			1200	25 48
60		Instruction	Classroom			800	25 32
61		Instruction	Classroom			800	25 32
62		Instruction	Classroom			800	25 32
63		Administration	Conference Room			325	25 13
64		Instruction	Classroom			800	25 32
65		Instruction	Classroom			925	25 37
66		Instruction	Classroom			800	25 32
67		Instruction	Classroom			800	25 32
68		Instruction	Classroom			950	25 38
74		Instruction	Classroom			1350	25 54
75	237	Instruction	Classroom			1034	47 22
76		Administration	Office			384	24 16
77		Administration	Office			252	18 14
78		Administration	Office			252	18 14
79		Administration	Office			336	24 14
80	233	Instruction Support	Computer Lab			1034	47 22
81	231	Instruction	Classroom			704	22 32
82		Building Services	Vestibule			378	27 14
83		Building Services	Vestibule			840	28 30
86	229	Instruction	Classroom			704	32 22
87	227	Auxiliary	Library			1034	47 22
88		Administration	Office			294	21 14
89		Building Services	Storage			81	9 9
90		Building Services	Storage			81	9 9
91		Administration	Office			528	24 22
92		Administration	Office			528	24 22

**Room Inventory  
Hamilton  
Elementary**

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93	221	Administration	Conference Room			950	25 38
94		Building Services	Storage			225	15 15
95		Building Services	Storage			49	7 7
96		Building Services	Storage			49	7 7
97	219	Instruction	Classroom			950	25 38
99	239	Administration	Office			1265	55 23
100		Building Services	Mech			160	16 10
101		Building Services	Bookroom			350	14 25
102		Building Services	Storage			350	14 25
103		Building Services	Toilet	Boys		160	16 10
104		Building Services	Storage			480	30 16
105		Building Services	Stage			1632	32 51
109		Building Services	Toilet	Girls		160	16 10
111		Building Services	Auditorium			8832	92 96
112		Building Services	Atrium			3360	48 70
115		Building Services	Mech			140	10 14
116		Building Services	Mech			140	10 14
117		Building Services	Storage			140	10 14
118		Building Services	Storage			140	10 14
119		Building Services	Storage			135	9 15
120		Building Services	Storage			135	9 15
121		Administration	Office Suite			312	26 12
122		Administration	Office Suite			627	33 19
123		Administration	Office Suite			117	13 9
124		Administration	Office Suite			42	6 7
125		Administration	Office Suite			288	18 16
126		Administration	Office Suite			270	27 10
127		Administration	Office Suite			165	15 11
128		Administration	Office Suite			165	15 11
129		Administration	Office Suite			165	15 11
130		Administration	Office Suite			216	9 24
131		Administration	Office Suite			156	12 13
132		Administration	Office Suite			156	12 13
133		Administration	Office Suite			156	12 13
135		Auxiliary	Nurse Suite			120	12 10
136		Auxiliary	Nurse Suite			120	12 10
137		Auxiliary	Nurse Suite			120	12 10
138		Auxiliary	Nurse Suite			352	11 32
139		Auxiliary	Nurse Suite			154	11 14
140		Building Services	Locker Room	Girls		1395	45 31
141		Building Services	Locker Room Area			308	22 14
142		Building Services	Locker Room Area			418	22 19

Room Inventory		Hamilton Center School			1401 Brentwood Parkway NE Washington DC		
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]
143		Auxiliary	Gymnasium			7480	68 110
144		Auxiliary	Storage			420	15 28
145		Building Services	Storage			196	14 14
146		Building Services	Storage			390	13 30
147		Building Services	Storage			208	13 16
148		Building Services	Storage			286	13 22
149		Building Services	Storage			88	11 8
150		Building Services	Storage			224	14 16
151		Building Services	Locker Room	Boys		1395	45 31
152		Building Services	Locker Room Area			682	22 31
153		Building Services	Locker Room Area			418	22 19
155		Building Services	Storage			128	16 8
156	215	Instruction	Classroom			770	35 22
157	217	Instruction	Classroom			770	35 22
158		Building Services	Corridor			5000	10 500
159		Building Services	Corridor			5000	10 500
160		Building Services	Corridor			912	8 114
161		Building Services	Corridor			912	8 114
162		Instruction	Classroom			1034	47 22
163		Instruction	Classroom			1408	64 22
165		Instruction	Classroom			704	32 22
166		Instruction	Classroom			704	32 22
167		Instruction	Classroom			1056	48 22
168		Building Services	Storage			252	18 14
169		Instruction	Classroom			704	32 22
170		Instruction	Classroom			704	32 22
171	312	Instruction	Classroom			704	32 22
172		Instruction	Classroom			704	32 22
173	310	Building Services	Storage			345	15 23
174	308	Instruction	Classroom			1200	25 48
175	322	Instruction	Classroom			1034	47 22
176	323	Instruction	Classroom			616	28 22
177	324	Instruction	Classroom			704	32 22
178		Instruction	Classroom			704	32 22
179	325	Instruction	Classroom			704	32 22
180	326	Instruction	Classroom			704	32 22
181		Instruction	Classroom			704	32 22
182	328	Instruction	Classroom			704	32 22
183		Instruction	Classroom			704	32 22
184		Instruction	Classroom			704	32 22
185		Instruction	Classroom			1034	47 22
186		Instruction	Classroom			770	35 22

**Room Inventory  
Hamilton  
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187		Instruction	Classroom			770	35 22
188		Building Services	Storage			220	11 20
189		Building Services	Storage			336	24 14
190		Building Services	Storage			238	17 14
200		Building Services	Storage			238	17 14
201		Building Services	Storage			238	17 14
204		Building Services	Mech			416	16 26
205		Building Services	Storage			272	17 16
206		Building Services	Storage			272	17 16
207		Building Services	Storage			272	17 16
208		Building Services	Storage			416	16 26
209		Auxiliary	Media Center			3480	58 60
210		Administration	Office			299	23 13
211		Administration	Office			207	9 23
212		Administration	Office			220	11 20
213		Administration	Office			220	11 20
215		Instruction	Classroom			704	32 22
216		Instruction	Classroom			704	32 22
217		Building Services	Corridor			4500	10 450
218		Building Services	Corridor			4500	10 450
219		Building Services	Corridor			984	12 82
220		Building Services	Corridor			880	8 110
221		Building Services	Corridor			880	8 110
Approximate Gross Square Footage - Basement Floor						3639	
Approximate Gross Square Footage - 1st Floor						43512	
Approximate Gross Square Footage - 2nd Floor						84545	
Approximate Gross Square Footage - 3rd Floor						59478	
[Note 1] Source - Government of DC - Office of Public Facility Modernization - Recommendation to Revised Official Building Capacity							

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Hamilton  
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1st Floor

	Drinking Fountain
	Sinks
	Radiators and Univents
	Lockers
	Chank Boards and Smart Boards
	Cabinets
	New Walls
	Sliding or Folding Wall
	Removed Wall

**Fixture Diagrams**  
**Hamilton**  
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2nd Floor

	Drinking Fountain
	Sinks
	Radiators and Univents
	Lockers
	Chank Boards and Smart Boards
	Cabinets
	New Walls
	Sliding or Folding Wall
	Removed Wall

**Fixture Diagrams**  
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3rd Floor

	Drinking Fountain
	Sinks
	Radiators and Univents
	Lockers
	Chank Boards and Smart Boards
	Cabinets
	New Walls
	Sliding or Folding Wall
	Removed Wall

**Fixture Diagrams**  
**Hamilton**  
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